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## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to Consider Resolution Approving Draft 2009-14 Consolidated Plan & 2009-10 Action Plan and Reallocation of available funds from previous program years for the Community Development Block Grant Program.

**MEETING DATE:** April 1, 2009

**PREPARED BY:** Community Development Department

**RECOMMENDED ACTION:** Conduct a public hearing to consider and approve the draft 2009-14 Consolidated Plan, Citizen Participation Plan and 2009-10 Action Plan and Reallocation of available funds from previous program years for the Community Development Block Grant Program.

**BACKGROUND INFORMATION:** The 2009-10 fiscal year will be the City's first year receiving Community Development Block Grant (CDBG) funds as an entitlement. This requires that the City prepare a series of documents to adequately plan for the expenditure of the funds.

The 2009-2014 Consolidated Plan describes the City's housing and community development needs over the next five years, and creates priorities for expending funds. The Citizen Participation Plan describes how the City will keep Lodi residents informed of matters relating to the CDBG funds. The 2009-2010 Action Plan describes the programs and activities proposed during the 2009-2010 program year with the anticipated CDBG funding of \$743,500.

CDBG funds can be used for a wide range of community development projects as long as they meet a national objective. The national objectives are 1) to address the needs of low- to moderate-income persons, 2) to eliminate slum or blighted conditions, and 3) to resolve an urgent need. During the program year that begins July 1, 2009, the City plans to fund public facilities improvements, infrastructure, public services, and program administration.

### Funding Allocations

As stated previously, it is anticipated that the City will receive \$743,500 in CDBG funds from the federal government for the coming fiscal year. This represents a 7-percent increase in CDBG funds from what was received for the 2008/09 year.

In addition to the 2009/10 allocation from HUD, an additional \$149,707 of our Urban County CDBG funds are available for reallocation from the following completed or unused projects or services from previous years:

• Project 01-06 Lodi Boys and Girls Club	\$ 31,602.05
• Project 08-01 Blakely Park North Pool Deck	\$ 50,000.00
• Project 08-02 Library ADA Entry Improvements	\$ 11,000.00
• Project 08-06 Salvation Army Hope Avenue Apts.	\$ 3,000.00
• Project 08-07 Economic Development RLF	\$ 54,104.95
	<u>\$149,707.00</u>

APPROVED:

Blair King, City Manager

These reallocated funds will need to be allocated to new projects that will be added to our 2008 Projects through the Urban County and will need to be obligated and expended within six to nine months.

#### Funding and Application Process

The remaining process for allocating the 2009/10 CDBG funding is as follows:

- April 1, 2009 Public hearing to review draft Consolidated Plan documents
- April 6 – May 6, 2009 Public review period
- May 6, 2009 Public hearing to adopt Final Consolidated Plan documents
- May 15, 2009 Consolidated Plan and Action Plan due to HUD

At the completion of an application period that ran from February 11, 2009 to March 11, 2009, the City received a total of 14 applications from community-based organizations (CBO) requesting a total of \$1,046,851.

Our review of the applications centered on the rating criteria that focuses on the following areas:

- Activity Need and Justification. Activities were evaluated on their ability to address a significant community need and their benefit to very low-income persons.
- Readiness to Proceed. Programs and projects were evaluated based on their feasibility of implementation, overall and within the allotted time frame.
- Cost Reasonableness and Effectiveness. Budgets were reviewed to determine completeness and reasonableness of all costs related to the request for CDBG funding. Organizations applying for service funding were also evaluated on their ability to become self-sustaining.
- Activity Management and Implementation. Applicants were evaluated on experience, administrative capacity, and financial management.
- Past Performance. Applicants previously receiving CDBG funds from the City will be evaluated on their reporting and timely expenditure of funds.
- Matching Contributions. Consideration was given to the amount of non-CDBG/HOME funds committed to the project.

In 2007, the City Council adopted a CDBG allocation policy that predetermines a set-aside of 60 percent of the CDBG adjusted annual allocation for City projects and services, and 40 percent for CBO projects and services. The distribution of CDBG funding in accordance with that policy is indicated in the following Table.

<b>2009/10 CDBG Allocation</b>	<b>\$743,500</b>	
<b>20% Program Admin</b>	<b>\$(148,700)</b>	
<b>Adjusted Balance</b>	<b>\$ 594,800</b>	
<b>Reallocated UC Funding</b>	<b>\$ 149,707</b>	
<b>Adjusted Balance Available for Distribution</b>	<b>\$744,507</b>	
<b>60% Set-aside for City Projects &amp; Services</b>	<b>\$356,880 + \$89,824 (Urban County) = \$446,704</b>	
<b>40% Set-aside for CBO Projects &amp; Services</b>	<b>\$237,920 + \$59,883 (Urban County) = \$297,803</b>	

### CDBG Funding Recommendations

For planning and administrative activities, an allocation of \$148,700 (20 percent allocation) is recommended to cover the costs of managing the CDBG Program. Recommendations are grouped into the following categories: City projects, City community-based organization (CBO) projects, and CBO service programs.

Funding recommendations for these four categories are listed below, with additional recommendations in Exhibit A (Summary of 2009110 Applications Received), and Exhibit C (City Manager's Recommendations for Funding).

#### CITY PROJECTS (\$389,824)

- Alley Drainage Improvements (\$232,000)
- Graffiti Abatement – Private Property (\$40,000)
- Hale Park Playground Surface Renovation (\$60,000)
- Handicapped Ramp Replacement – 100 Blk. W. Elm St. (\$29,824)
- Blakely Park – Swing Area Surface Recoating (\$28,000)

#### CITY SERVICE PROGRAMS (\$56,880)

- Spay/Neuter Program (\$15,000)
- Graffiti Abatement – Public Property (\$41,880)

#### CBO CAPITAL PROJECTS (\$268,400)

- LOEL Foundation – Kitchen Renovation (\$268,400)

#### CBO SERVICE PROGRAMS (\$29,403)

- San Joaquin Fair Housing – Fair Housing Services (\$19,403)
- Second Harvest Food Bank - Food Assistance Programs (\$10,000)

In addition to the current allocation of CDBG funds, through the American Recovery and Reinvestment Act of 2009 (ARRA), Congress has allocated an additional \$1 billion in CDBG funds (CDBG-R (Rapid)), that should be allocated to a "shovel ready" project capable of being implemented within 120 days of funding award. These CDBG-R funds are a supplement to the current allocation and therefore will be accessed through the Urban County.

While we have been told that the CDBG-R allocation will be treated a little differently than normal CDBG funds and we are awaiting actual rulemaking on this, we are expecting that the CDBG-R funds will be taken from this list of applications for either City or CBO projects. We are estimating an amount equal to 25 percent of our 2008 allocation, or \$173,149.

Pending final rulemaking for these CDBG-R funds, we have identified the following projects as likely candidates for funding:

- SJC Human Services Agency – Lodi Community Center Facility Improvements (\$149,449)
- Salvation Army – Hope Harbor Roof Replacement (\$120,000)
- Salvation Army – Emergency Generator (\$90,000)

of the CDBG 2009/10  
Remaining funding  
service programs,

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, Exhibit B (Internal  
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being implemented  
in 2008/09 CDBG

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eligible project(s) for  
CBO projects. We are

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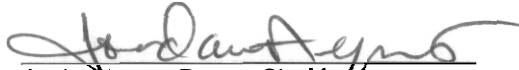
**FISCAL IMPACT:**

CDBG are federal funds. Capital improvements costs to be reduced. Administration costs are passed aside of the grant funds.

allow for maintenance via a 20 percent set-

**FUNDING AVAILABLE:**

2009/10 Community Development Block Grant

  
Jordan Ayers, Deputy City Manager  
Konrad Bartlam  
Community Development Director

Attachments

City of Lodi 2009-10 CBO Applications Received

Project - Organization	Project Description	Activity Type	Fund Request
<b>Senior Nutrition Services</b> SJC Human Services Agency	Provide nutritious home-delivered meals to Lodi seniors five days per week.	Public Service	\$43,400
<b>Community Training</b> Community Partnership for Families	Provide funding for ESL program staff and site director. Purchase computers, Rosetta Stone software, and miscellaneous supplies. Offer bus passes to program participants.	Public Service	\$31,515
<b>Fair Housing Services</b> San Joaquin Fair Housing	Provide required fair housing services, including telephone hotline for tenants and landlords, investigation of complaints, and fair housing testing.	Public Service	\$24,448
<b>Food Distribution Programs</b> Second Harvest Food Bank	Provide support for the administration of the Food Assistance and Senior Brown Bag Programs.	Public Service	\$10,000
<b>Mobile Farmer's Market</b> Emergency Food Bank of Greater Stockton	Offer a mobile farmer's market once a month in Lodi, which includes distribution of free fruits and vegetables, nutrition education, and cooking demonstrations.	Public Service	\$5,600
<b>Domestic Violence Prevention Services</b> Women's Center of San Joaquin County	Support the services offered by the Women's Center, including domestic violence counseling, shelter, and education, as well as parenting classes at the Hope Harbor site in Lodi.	Public Service	\$5,000
<b>Drug and Alcohol Testing Program</b> Sunhouse	Purchase a certification that will allow Sunhouse to offer testing required for their drug and alcohol treatment programs.	Public Service	\$3,452
<b>Kitchen Renovation</b> LOEL Senior Center	Completely renovate the kitchen space at the LOEL Senior Center to increase its size and install a full commercial kitchen. LOEL plans to take over homebound and congregate meal service from SJC Human Services Agency.	Public Facility	\$392,987
<b>Lodi Community Center Facility Improvements</b> SJC Human Services Agency	Improve the Community Center site by paving a parking lot and making site and landscaping improvements to meet Lodi's code requirements. Matching funds coming from San Joaquin County.	Public Facility	\$149,449
<b>Facility Acquisition</b> One-Eighty Teen Center	Purchase a property adjacent to the current Teen Center site in order to provide additional space for adolescent and family services programs and free up space for after-school programs and job training programs.	Public Facility	\$140,000
<b>Roof Replacement</b> Salvation Army	Replace the roof at the Hope Harbor emergency shelter.	Public Facility	\$120,000
<b>Emergency Generator</b> Salvation Army	Purchase a generator for the Hope Harbor facility, which is designated a emergency shelter facility in the event of a disaster in the community.	Public Facility	\$90,000
<b>Kitchen Equipment Purchase</b> Lodi Boys and Girls Club	Purchase two new stoves and one ice machine for installation in the Boys and Girls Club facility, for use in after-school programs.	Public Facility	\$19,000
<b>Teen Center Renovation</b> Lodi Boys and Girls Club	Renovate the Teen Center to be more welcoming to youth, including rewiring the room, adding lighting, and purchasing TVs, couches, and music listening devices.	Public Facility	\$12,000
<b>TOTAL FUNDING</b>			<b>\$1,046,851</b>

## City of Lodi 2009-10 Internal Applications Received

Project - Organization	Project Description	Activity Type	Fund Request	Timeliness
<b>Handicap Ramp Replacement</b> Public Works	Make accessibility improvements in the 100 block of West Elm Street, to address the need for van-accessible parking and correct a pedestrian trip hazard.	Public Facility	<b>\$30,000</b>	Plans are complete and project can be bid quickly.
<b>Grape Bowl ADA Improvements</b> Parks and Recreation	Begin construction of Phase I accessibility improvements to the Grape Bowl.	Public Facility	<b>\$150,000</b>	Unclear. Plans for project not complete.
<b>Hale Park Playground Surface Replacement</b> Parks and Recreation	Remove and replace existing poured-in-place playground surface, which is resulting in safety problems.	Public Facility	<b>\$65,000</b>	Funding would likely be expended during the 2009-10 year.
<b>Blakely Park Playground Surface Replacement</b> Parks and Recreation	Clean, pressure wash, and prep the existing poured-in-place surface for application of a acrylic urethane top coat, which will lengthen the life of the surfacing.	Public Facility	<b>\$26,000</b>	Funding would be expended during the 2008-09 year.
<b>Alley Drainage Improvements</b> Public Works	Improve alley drainage by installing storm drain facilities and resurfacing a "typical" 600-foot alley located in a target area.	Public Facility	<b>\$225,000</b>	Funding likely would be expended during the 2009-10 year.
<b>Spay and Neuter Program</b> Animal Services	Continue the Spay/Neuter Program that offers free spay/neuter services to feral cats and cats and pit bulls owned by low-income households. Animals are also given a rabies shot if needed.	Public Service	<b>\$15,000</b>	Funding likely would be expended during the 2009-10 year.
<b>Graffiti Abatement</b> Public Works	Abate graffiti on public and private properties in the CDBG target areas.	Public Facility/Rehab	<b>\$81,880</b>	Funding would be expended during the 2009-10 year.
<b>TOTAL FUNDING REQUESTED</b>			<b>\$592,880</b>	

**City Manager's Recommendations**

**2009/10 CDBG Allocation**

**Program Administration (20%)**

**Adjusted Balance**

**Reallocated Urban County CDBG Funding**

**Total Funding Available**

**City Projects**

Alley Drainage Improvements  
Graffiti Abatement - Private Property  
Hale Park Surface Renovation  
Handicap Ramp Replacement - W. Elm St  
Blakely Park - Swing Area Resurfacing

**City Service Programs**

Spay/Neuter Program  
Graffiti Abatement - Public Property

**CBO Projects**

LOEL Foundation - Kitchen Renovation

**CBO Service Programs**

S.J. Fair Housing - Fair Housing Services  
Second Harvest Food Bank - Food Assist.

\$743,500				
(\$148,700)				
\$594,800	<b>2009/10 CDBG Allocation</b>		<b>Reallocated Urban County CDBG</b>	
\$149,707	60% City Set-Aside	40% CBO Set-Aside	60% City Set-Aside	40% CBO Set-Aside
<b>\$744,507</b>	\$356,880	\$237,920	\$89,824	\$59,883
\$232,000	\$232,000			
\$40,000	\$40,000			
\$60,000			\$60,000	
\$29,824			\$29,824	
\$28,000	\$28,000			
\$15,000	\$15,000			
\$41,880	\$41,880			
\$268,400		\$208,517		\$59,883
\$19,403		\$19,403		
\$10,000		\$10,000		
	\$356,880	\$237,920	\$89,824	\$59,883

# DRAFT LODI NEEDS ASSESSMENT

## COMMUNITY NEEDS

This section provides a brief community profile that addresses physical, social, economic, and demographic trends. This section serves as the basis for determining the housing and community development needs in Lodi. Detailed information is provided in the City's Housing Element and other resources listed in the introduction.

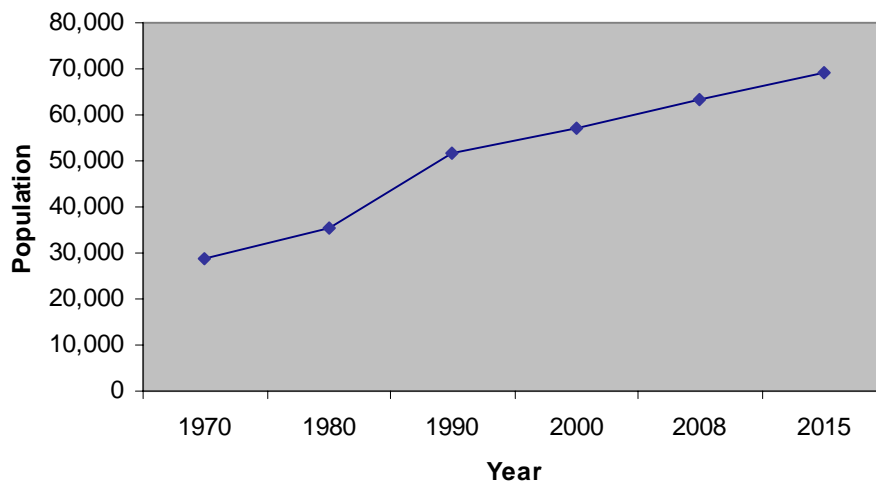
### DEMOGRAPHIC PROFILE

The following information provides a profile of the population, age, and racial/ethnic composition of Lodi, as well as future changes.

#### Population

- In 2000, Lodi's population was 56,999 (US Census, SF1). The population in 2008 was 63,362 (Department of Finance).
- Between 2000 and 2008, the City's population increased by 11 percent.
- As shown in Figure 2.1, the City's population is expected to grow to 65,028 by 2010 and 69,055 by 2015 (San Joaquin Council of Governments).

FIGURE 2-1  
POPULATION GROWTH

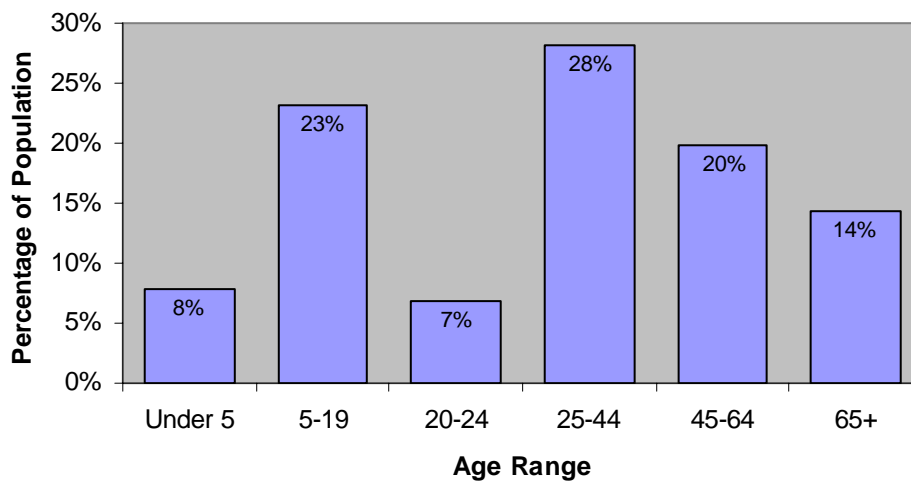


# DRAFT LODI NEEDS ASSESSMENT

## Age

- The median age in Lodi is 34 years, slightly higher than San Joaquin County (32) or the state (33) (US Census, SF1).
- Children under age 18 comprise 28 percent of the City's population.
- Around 14 percent of City residents are seniors (age 65 or over).
- The largest segment of the City's population is comprised of middle-aged adults (Figure 2-2).

FIGURE 2-2  
AGE DISTRIBUTION



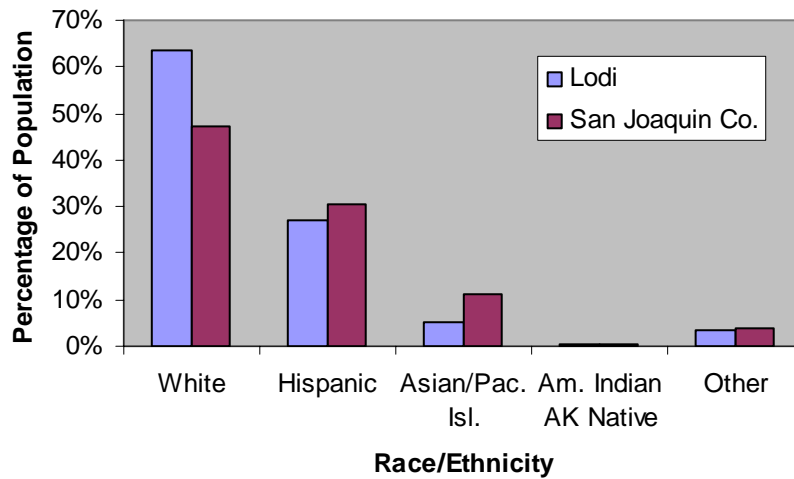
## Race/Ethnicity

- The racial/ethnic composition of Lodi in 2000 (US Census, SF1):
  - White 64%
  - Hispanic 27%
  - Asian/Pacific Islander 5%
  - Native American 0.5%
  - African American 0.5%
  - Other 3%

Compared to San Joaquin County and the state, Lodi has a greater population of whites and fewer Asians/Pacific Islanders (see Figure 2-3). Overall, San Joaquin County's racial/ethnic composition is similar to that of the state.

# DRAFT LODI NEEDS ASSESSMENT

FIGURE 2-3



## RACE/ETHNICITY

A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the County. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the County.

# DRAFT LODI NEEDS ASSESSMENT

## Household Profile

The type, size, and composition of a household can affect the type of housing and services that are needed. In Lodi, most households consist of families.

- In 2000, Lodi had 20,692 households. Assuming the number of persons per households was the same in 2000 and 2008, the City had 23,381 households in 2008. (US Census, SF1; Department of Finance).
- By 2020, the number of households in Lodi will increase to approximately 27,000 (San Joaquin Council of Governments).
- Average household size was 2.71 persons in 2000 (US Census, SF1).
- 69 percent of households are families, of which:
  - 75 percent are married-couple families
  - 25 percent are single-parent families
- 25 percent of all households are single persons.
- 36 percent of all households have children under age 18.
- 26 percent of all households have a member age 65 or older.

This information suggests a need for housing and services designed to serve Lodi's senior population as well as families with children.

## SPECIAL NEEDS POPULATIONS

Certain populations may have difficulty finding housing or require specialized services or assistance to maintain their quality of life. Due to their special circumstances, these population groups are more likely to have low or moderate incomes. These groups include the elderly, frail elderly, persons with disabilities, large households, female-headed households, persons with substance abuse problems, the homeless, victims of domestic violence, and persons with HIV/AIDS.

While a few providers such as Community Partnership for Families and Women's Center of San Joaquin have offices in Lodi, most are located in the Stockton. Most County agencies also operate out of Stockton. The San Joaquin County Human Services Agency has a fairly comprehensive list of services available to Lodi residents.

## Elderly and Frail Elderly

- 8,141 persons were age 65 or over in 2000 (US Census, SF1).
- Seniors represent about 14 percent of the City's population.
- 72 percent of elderly persons own their homes, while 28 percent rent.
- About 45 percent of seniors have a disability, and 24 percent have more than one disability. 10 percent have a self-care disability that affects their ability to live independently (US Census, SF3).
- 9 licensed residential care facilities provide 495 beds for the elderly and frail elderly in Lodi. Additionally, two facilities with a total of 91 beds had licenses pending (California Department of Social Services).

# DRAFT LODI NEEDS ASSESSMENT

## Persons with Disabilities

- 11,789 persons, or 23 percent of Lodi residents, have a disability (US Census, SF3). About 43 percent of disabled persons have more than one disability.
- Of those with a disability:
  - 40 percent have a physical disability.
  - 18 percent have a sensory disability.
  - 22 percent have a mental disability.
  - 12 percent have a self-care disability.
  - 40 percent have a disability that prevents them from going outside their home.
  - 48 percent have disability that affects their employment.

No data for Lodi is available on mental illness; however, about one percent of the population nationwide suffers from severe mental illness.

## Large Households

- 14 percent (2,808) of all Lodi households have more than five persons (US Census, SF3). Around 550 households had seven or more persons.
- 46 percent (1,282) of large households are owners. About 54 percent (1,526) are renters.
- 74 percent (8,357) of owner-occupied housing units had three or more bedrooms, and around 1,800 units had four or more bedrooms.
- 20 percent (1,875) of the rental housing units had three or more bedrooms. Only 146 rental units had four or more bedrooms.
- There is a no shortage of adequately sized-units for owner-occupied housing, but there is a need for more rental housing with 3+ bedrooms. Although there are more large rental units available than there are large families, not all large rental units are occupied by large families. Very large renter households (7 or more persons) need more than twice as many 4+ bedroom units than currently exist.

## Female-Headed Households

- 11 percent (2,213) of all Lodi households are headed by single parents with children (US Census, SF3).
- 68 percent (1,515) of those households are headed by women.
- 36 percent of female-headed families with children live in poverty, as compared to 22 percent of male-headed families and 13 percent of married-couple families.

## Alcohol/Other Drug Abuse

No information on drug and alcohol abuse was available specifically for Lodi. Data resources for San Joaquin County and California were used to address this issue.

# DRAFT LODI NEEDS ASSESSMENT

- Alcohol is one of the most commonly abused substances nationally. A 2005 survey showed that 17 percent of adults in San Joaquin County had engaged in binge drinking within the previous month (Healthier San Joaquin County Community Assessment, 2007).
- The rate of adult admission to alcohol and drug treatment programs in San Joaquin County (15.6 per 1,000 persons) is significantly higher than the rate for California as a whole, while the rate for juveniles (0.4 per 1,000 persons) is lower in the County than the state (California Department of Drug and Alcohol Problems, 2004) .
- In 2002, around 640 adult and 6 juvenile Lodi residents were admitted to alcohol and drug treatment programs. (Estimation based on data from the California Department of Drug and Alcohol Problems, 2004, and US Census, SF1.)
- Methamphetamine use is an increasing problem. Statewide, between 2000 and 2005, admissions of methamphetamine users to treatment centers nearly doubled. Meth possession and meth lab seizures are also increasing in California (Governor's Prevention Advisory Council Methamphetamine Working Group, 2007).
- Of persons entering alcohol/other drug treatment in 2006 in California, methamphetamine was the primary drug used (36%), followed by alcohol (19%), heroin (17%), marijuana (14%), and cocaine (11%) (California Department of Drug and Alcohol Problems, 2006).
- Among youth, alcohol and marijuana appear to be the most frequently used substances. About 11 percent of San Joaquin County youth in seventh grade reported drinking in the previous month, while 34 percent of eleventh graders said they had. About 37 percent of eleventh graders reported using marijuana at least once, and 11 reported using inhalants (Healthier San Joaquin County Community Assessment, 2008).
- Although many agencies are actively working to prevent and treat alcohol and drug abuse in the County, additional services are needed to address the needs of San Joaquin County residents.

## Persons with HIV/AIDS

- Since 1983, 75 cases of AIDS have been reported in Lodi. Reporting of HIV cases began in 2006, and since then 18 cases have been reported (E-mail, Public Health Services of San Joaquin County, 2009).
- Race/ethnicity was not available for all cases, due to confidentiality restrictions. Available data indicated the following:
  - White 78% of HIV cases; 61% of AIDS cases
  - Hispanic 33% of AIDS cases
- The AIDS fatality rate in Lodi has been 48 percent.
- Nationally, one-third to one-half of all of persons with HIV/AIDS are homeless or at risk of becoming homeless (National Health Care for the Homeless Council, 1999).

# DRAFT LODI NEEDS ASSESSMENT

## Victims of Domestic Violence

Information specific to Lodi was not available as of the writing of this plan. Further information will be added prior to submission. Statistics for the County and State were used to provide general information about victims of domestic violence.

- 6 percent of California women experience domestic violence.
- Of those, 40 percent are at risk of severe violence by intimate partners.
- Women between the ages of 18 and 44 are at increased risk.
- Lower income women and African American women are at greater risk of domestic violence.
- Domestic violence victim services, including counseling and shelter, are offered in the County through the Women's Center of San Joaquin.

## INCOME PROFILE

Income is the most important factor affecting a household's access to housing and services. For purposes of the Consolidated Plan, HUD defines income levels that are based on the area median household income (AMI), as shown in **Table 2-1**. The AMI is adjusted based on household size, but is commonly quoted for a four-person household.

TABLE 2-1  
CONSOLIDATED PLAN INCOME DEFINITIONS

Income Level	% AMI	Income
Extremely Low	0-30%	Up to \$18,400
Low	30-50%	\$18,401 - 36,650
Moderate	50-80%	\$30,651 - 49,050

*Source: Median household income for a household of four; HUD, 2008.*

CDBG funds may be used to benefit one or more areas whose residents are predominantly low- and moderate-income households. These are referred to as CDBG "target areas." In Lodi, CDBG target areas include all areas where more than 51 percent of households earn at or below 80 percent of the AMI.

# DRAFT LODI NEEDS ASSESSMENT

## EDUCATION/ECONOMIC PROFILE

Education level and economic opportunities play a critical role in determining the income level of a household.

### Education Profile

Of Lodi residents 25 years or older:

- 47 percent of residents have attended some college or have a college degree (US Census, SF3).
- 53 percent have a high school education or less.
- 20 percent have an eighth grade education or less.
- 5 percent have a professional/graduate degree.
- Educational attainment does not differ significantly between men and women.

# DRAFT LODI NEEDS ASSESSMENT

## HOMELESS NEEDS

Individuals or families that are homeless have a variety of special needs including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing, among others. Although detailed information on the homeless population in Lodi is not available, **Table 2-2** provides an estimate of the local homeless population and gaps in homeless services and facilities in the City. Services and facilities for the homeless are available in the County.

**TABLE 2-2**  
**HOMELESS AND SPECIAL NEEDS**  
**POPULATIONS (HUD 1A)**  
**SAN JOAQUIN COUNTY**

### Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Beds</b>	Emergency Shelter			
	Transitional Housing			
	Permanent Supportive Housing			
	<b>Total</b>			
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter			
	Transitional Housing			
	Permanent Supportive Housing			
	<b>Total</b>			

### Continuum of Care: Homeless Population and Subpopulations Chart

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>			<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>	<b>Total</b>		
Number of Families with Children (Family Households):	87	161	248	28	276
1. Number of Persons in Families with Children	126	554	680	105	785
2. Number of Single Individuals and Persons in Households without children	1698	304	2002	483	2485
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	1824	858	2682	588	3270
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>			<b>Unsheltered</b>	<b>Total</b>

# DRAFT LODI NEEDS ASSESSMENT

a. Chronically Homeless	590	590	305	895
b. Seriously Mentally Ill	221			
c. Chronic Substance Abuse	570			
d. Veterans	59			
e. Persons with HIV/AIDS	38			
f. Victims of Domestic Violence	80			
g. Unaccompanied Youth (Under 18)	6			

# DRAFT LODI NEEDS ASSESSMENT

## HOUSING MARKET PROFILE

With high housing costs throughout the region, affordable housing is a major need for target (0-80% AMI) income households. The following discussion identifies housing characteristics, trends, and needs in Lodi. Additional information is available in the City's Housing Element.

### Housing Growth

- In 2000, Lodi had 21,400 housing units.
- Projected annual housing need between 2001 and 2009 is 4,014 units. (2004 General Plan Housing Element Update, SJCOG)
  - 990 very low income
  - 664 low income
  - 738 moderate income
  - 1,622 above moderate income

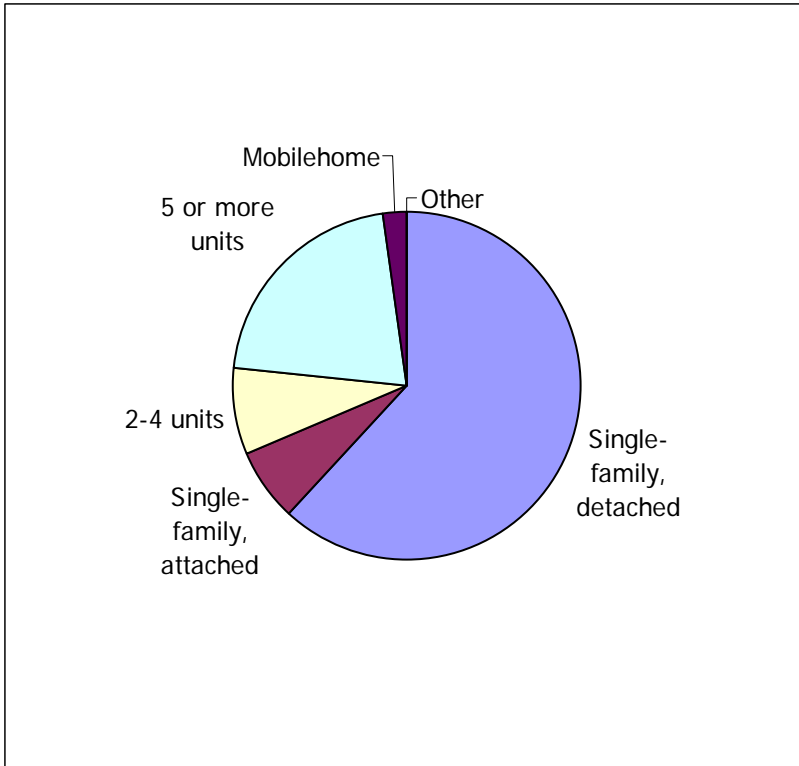
### Housing Tenure, Type and Vacancy Rate

- Housing Tenure (2000)
  - 54 percent of units are owner-occupied.
  - 46 percent of units are renter-occupied.
- Housing types in Lodi (2000)

– Single-family, detached	62%
– Single-family, attached	7%
– 2-4 units	8%
– 5 or more units	21%
– Mobilehome	2%

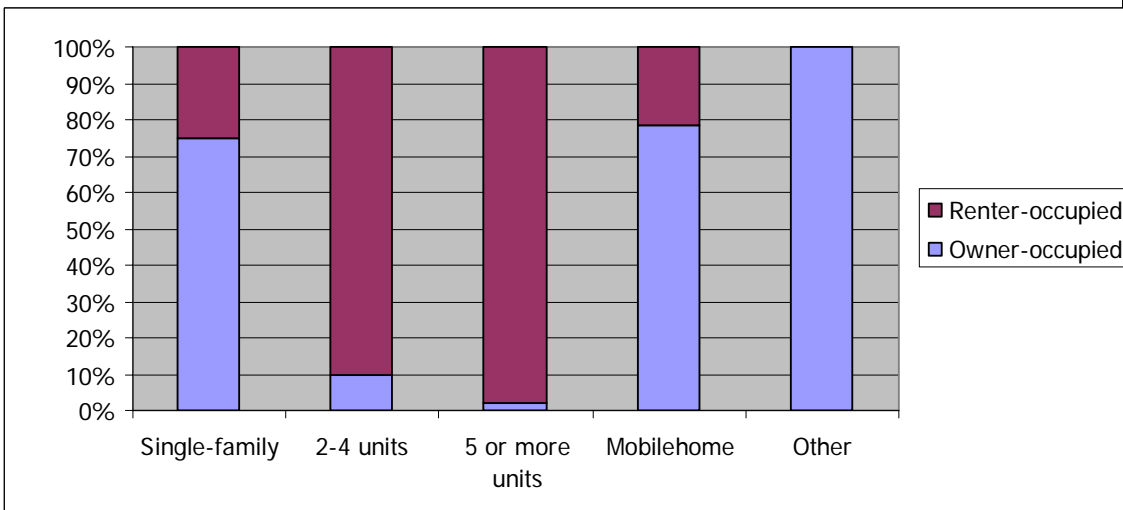
# DRAFT LODI NEEDS ASSESSMENT

FIGURE 2-10A  
HOUSING TYPE, LODI



Source: 2000 US Decennial Census, Summary File 3, Table H32

FIGURE 2-10B  
HOUSING TYPE BY TENURE, LODI



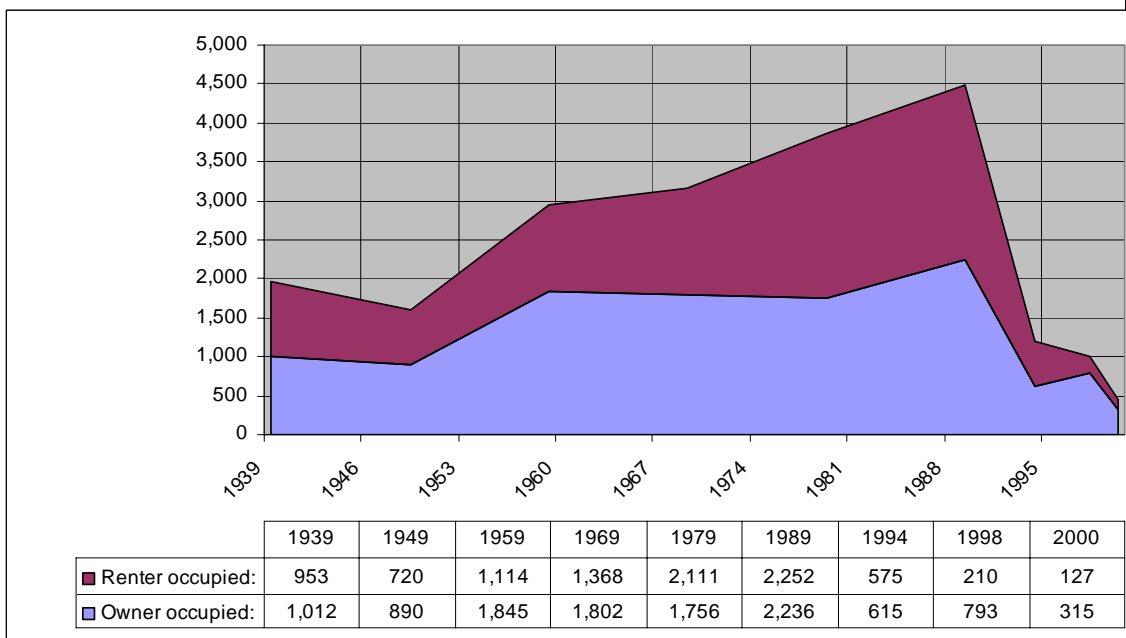
Source: 2000 US Decennial Census Summary File 3 Table H32

# DRAFT LODI NEEDS ASSESSMENT

## Age and Condition

- 10% of all residential structures were built before 1939.
- 22% of all residential structures were built between 1940 and 1959.
- 34% of all residential structures were built between 1960 and 1979.
- 34% of all residential structures were built between 1980 and March of 2000.

FIGURE 2-11  
YEAR STRUCTURE BUILT BY TENURE, LODI



## Lead-Based Paint Hazards

Lead-based paint in residential units can pose severe health risks for children. California requires public health agencies to identify children at risk of lead poisoning and that all children up to six years of age be evaluated.

The majority of housing development in Lodi occurred prior to the ban on the use of lead-based paint in 1979. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned. These estimates for Lodi are shown in **Table 2-3**.

# DRAFT LODI NEEDS ASSESSMENT

TABLE 2-3  
LEAD HAZARD ESTIMATE, LODI

Year built	Presumed % LBP	Total structures	Presumed LBP structures
<b>Owner-occupied</b>			
1989 - 2005	0%	3,959	-
1960 - 1979	62%	3,558	2,206
1940 - 1959	80%	2,735	2,188
1939 or earlier	90%	1,012	911
Total owner-occupied presumed LBP (a)			5,305
Percent owner-occupied households at or below 80% AMI (b)			25.1%
<b>Total at-risk owner-occupied households (a*b)</b>			<b>1,333</b>
<b>Renter-occupied</b>			
1989 - 2005	0%	3,164	-
1960 - 1979	62%	3,479	2,157
1940 - 1959	80%	1,834	1,467
1939 or earlier	90%	953	858
Total renter-occupied presumed LBP (c)			4,482
Percent renter-occupied households at or below 80% AMI (d)			60.2%
<b>Total at-risk renter-occupied households (c*d)</b>			<b>2,696</b>
<b>Total at-risk households</b>			<b>4,029</b>

Sources: 2000 US Census, H36 Tenure by Year Structure Built; 2000 CHAS Housing Problems Tables from HUD.

## Housing Costs and Affordability

- The median sales price for homes sold in Lodi in January of 2009 was \$165,000. This is a 38% drop from January of 2008.
- The median sales price for the County was \$152,613. A 48% decline from the prior year.

The following income groups can afford mortgages as shown below.

	Income Limit	Available for P&I	Affordable mortgage
Low income (80%)	\$ 49,050	\$ 1,020	\$ 190,007
Median income (100%)	61,300	1,326	247,056
Moderate income (120%)	73,560	1,633	304,151

Assumptions: 30% housing ratio, no other debt, total taxes and insurance @ 1.5%, 5.0% interest rate.

# DRAFT LODI NEEDS ASSESSMENT

Low to above moderate income households can afford to purchase a home in Lodi without subsidy. Given the current market conditions this conclusion may not hold up over time.

2008 HUD Fair Market Rents for San Joaquin County were;

– 0 bedroom	\$650
– 1 bedroom	\$741
– 2 bedroom	\$914
– 3 bedroom	\$1,255
– 4 bedroom	\$1,580

From National Low-Income Housing Coalition “Out of Reach” report for 2008:

- Maximum affordable monthly housing costs by income category in 2008 for all households are:

– Extremely low income (30% AMI)	\$460
– Very low income (50% AMI)	\$766
– Low income (80% AMI)	\$1,226
– Median income (100% AMI)	\$1,533
- In 2008 the estimated median renter household income was \$33,681.
- In order to afford a rental at the 2 bedroom FMR, a renter household must be at 109% of median renter household income.
- An affordable rent for the median income renter is \$842/month.
- 54% of renters are unable to afford the 2 bedroom FMR.

It can be concluded that many renter households will have housing affordability issues. Lower income renter households will have greater affordability challenges. These households may need assistance with housing.

## Housing Problems

According to HUD, a household which pays more than 30% of its income on housing is defined as having a housing cost burden (over-payment). Over-payment is a concern for target-income households since they may be forced to live in over-crowded situations or cut other necessary expenditures, such as health care, in order to afford housing. The HUD definition of housing cost includes not only monthly rent and mortgage payments but an estimate of utilities.

The assessment of Lodi’s housing problems relies on custom tabulations of US Decennial Census data provided by HUD. These tabulations are referred to as the “CHAS” tables. The data used in this document were provided using HUD’s “State of the Cities Data System” (SOCDS) using data from the 2000 US Decennial Census. These data are presented in two main tables, one analyzing housing problems by housing units, the other by households.

## DRAFT LODI NEEDS ASSESSMENT

Table 2-4 “Housing Units by Affordability” shows housing units by affordability to each income category for renters and owners. It also shows within each affordability category: the number of units actually occupied by a household having that income, the number experiencing some housing problem, and the number vacant. Additional detail is provided by unit size.

Table 2-5 “Household by Type, Income and Housing Problem” shows renter and owner households who are experiencing housing problems and those over-paying for housing. It shows these for each income category and by household type.

# DRAFT LODI NEEDS ASSESSMENT

**TABLE 2-4A  
HOUSING UNITS BY AFFORDABILITY  
RENTAL UNITS, LODI**

	Number of bedrooms/unit			
	0-1	2	3+	Total
<b>Units with rents affordable to extremely low income households (&lt;= 30% AMI)</b>				
# occupied units	189	100	74	363
% occupied by extremely low income households	47.6	25.0	47.3	41.3
% units built before 1970	82.0	50.0	60.8	68.9
% units with some problem	42.3	15.0	13.5	28.9
# vacant for-rent units	10	-	-	10
<b>Units with rents affordable to low income households (&gt;30% - 50% AMI)</b>				
# occupied units	850	800	150	1,800
% occupied by extremely low income households	64.7	53.1	46.7	58.1
% units built before 1970	59.4	63.7	70.0	62.2
% units with some problem	66.5	53.8	36.7	58.3
# vacant for-rent units	50	70	15	135
<b>Units with rents affordable to moderate income households (&gt;50% - 80% AMI)</b>				
# occupied units	1,790	2,925	1,130	5,845
% occupied by extremely low income households	67.6	54.7	42.9	56.4
% units built before 1970	33.8	40.0	50.0	40.0
% units with some problem	67.9	49.4	42.5	53.7
# vacant for-rent units	25	65	15	105
<b>Units with rents affordable to above moderate income households (&gt;80% AMI)</b>				
# occupied units	610	295	520	1,425
# vacant for-rent units	25	-	-	25

# DRAFT LODI NEEDS ASSESSMENT

**TABLE 2-4B  
HOUSING UNITS BY AFFORDABILITY  
OWNER UNITS, LODI**

	Number of bedrooms/unit			Total
	0-1	2	3+	
Units with rents affordable to extremely low income households (<= 30% AMI)				
# occupied units				
% occupied by extremely low income households				
% units built before 1970				
% units with some problem				
# vacant for-sale units				
Units with rents affordable to low income households (>30% - 50% AMI)				
# occupied units	94	300	114	508
% occupied by extremely low income households	69.1	33.3	21.9	37.4
% units built before 1970	52.1	43.3	61.4	49
% units with some problem	26.6	11.7	0	11.8
# vacant for-sale units	15	4	4	23
Units with rents affordable to moderate income households (>50% - 80% AMI)				
# occupied units	73	740	1,960	2,773
% occupied by extremely low income households	38.4	42.6	34.7	36.9
% units built before 1970	53.4	72.3	67.1	68.1
% units with some problem	20.5	7.4	2.6	4.3
# vacant for-sale units	4	35	30	69
Units with rents affordable to above moderate income households (>80% AMI)				
# occupied units	449	1,244	6,280	7,973
# vacant for-sale units	29	20	50	99

# DRAFT LODI NEEDS ASSESSMENT

**TABLE 2-5A**  
**HOUSEHOLD BY TYPE, INCOME, & HOUSING PROBLEM**  
**RENTER HOUSEHOLDS, LODI**

Income Category	Elderly 1 & 2 Member Households	Small Related (2-4)	Large Related (5 or more)	All Other Households	Total Renter
<b>Extremely low income households (&lt;= 30% AMI)</b>					
# households	-	629	349	344	1,816
% households experiencing any housing problem	-	88.9	100	76.7	87.6
% households with a cost burden >30%	-	86.6	91.4	75.6	83.3
% households with a cost burden >50%	-	75.5	57	71.2	66.8
<b>Low income households (&gt;30% - 50% AMI)</b>					
# households		599	295	360	1,719
% households experiencing any housing problem		87.5	96.6	88.9	88.9
% households with a cost burden >30%		83.3	61	88.9	81.4
% households with a cost burden >50%	44.1	24.9	0	25	25.8
<b>Moderate income households (&gt;50% - 80% AMI)</b>					
# households	374	843	395	515	2,127
% households experiencing any housing problem	61.2	51.4	86.1	52.4	59.8
% households with a cost burden >30%	58.6	36.5	20.3	47.6	40.1
% households with a cost burden >50%	15.8	0.5	0	6.8	4.6
<b>Above moderate income households (&gt; 80% AMI)</b>					
# households	337	1,838	455	1,120	3,750
% households experiencing any housing problem	24.3	14.6	63.7	12.5	20.8
% households with a cost burden >30%	22	4	2.2	2.2	4.9
% households with a cost burden >50%	6.5	0	0	0	0.6
<b>All households</b>					
# households	1,670	3,909	1,494	2,339	9,412
% households experiencing any housing problem	67.7	45.6	84.6	42.5	55
% households with a cost burden >30%	64.8	36.5	39.4	36.3	41.9
% households with a cost burden >50%	34.7	16.1	13.3	15.8	18.9

Source: HUD 2000 SOCDS "CHAS" tables.

# DRAFT LODI NEEDS ASSESSMENT

**TABLE 2-5B  
HOUSEHOLD BY TYPE, INCOME, & HOUSING PROBLEM  
OWNER AND TOTAL HOUSEHOLDS, LODI**

Income Category	Elderly 1 & 2 Member Households	Small Related (2-4)	Large Related (5 or more)	All Other Households	Total Renter	Total owners and renters
<b>Extremely low income households (&lt;= 30% AMI)</b>						
# households	408	100	70	109	687	2,503
% households experiencing any housing problem	74.5	100	100	86.2	82.7	86.3
% households with a cost burden >30%	74.5	90	85.7	82.6	79.2	82.2
% households with a cost burden >50%	46.3	90	85.7	73.4	61	65.2
<b>Low income households (&gt;30% - 50% AMI)</b>						
# households	385	133	80	64	662	2,381
% households experiencing any housing problem	50.6	94	100	53.1	63.6	82.4
% households with a cost burden >30%	50.6	82.7	75	53.1	64.3	75.5
% households with a cost burden >50%	27.3	52.6	62.5	46.9	38.5	29.4
<b>Moderate income households (&gt;50% - 80% AMI)</b>						
# households	830	315	200	130	1,475	3,602
% households experiencing any housing problem	16.9	85.7	95	53.8	45.4	53.9
% households with a cost burden >30%	16.9	85.7	62.5	53.8	41	40.4
% households with a cost burden >50%	4.8	34.9	10	26.9	13.9	8.4
<b>Above moderate income households (&gt; 80% AMI)</b>						
# households	2,204	4,380	924	904	8,412	12,162
% households experiencing any housing problem	11.1	17.4	34.5	22.6	18.2	19
% households with a cost burden >30%	11.1	15.9	10.2	19.8	14.4	11.5
% households with a cost burden >50%	2	2.3	0.4	0.4	1.8	1.4
<b>All households</b>						
# households	3,827	4,928	1,274	1,207	11,236	20,648
% households experiencing any housing problem	23.1	25.5	51.7	33.3	28.5	40.5
% households with a cost burden >30%	23.1	23.6	26.6	30.9	24.6	32.5
% households with a cost burden >50%	9.9	7.5	10.5	12.3	9.2	13.6

Source: HUD 2000 SOCDS "CHAS" tables.

# DRAFT LODI NEEDS ASSESSMENT

## Rental Housing

The table below summarizes the percent of renter households at a given income level compared to the total number of units affordable to that income category from the CHAS tables (2-4A and 2-5A).

- Moderate income and above-moderate income households have an adequate supply of units affordable to them in relation to their fraction of the population.
- Low income households have slightly more units than the population.
- Extremely low income households have few affordable units available to them.

The low vacancy rate at extremely low income level is indicative of the low supply of units.

Income category	Households		housing units affordable to income category (cumulative)		
	Number	Percent	Total	% of all units	Vacancy rate
Extremely low income households (<= 30% AMI)	1,816	19.3%	363	3.8%	2.8%
Low income households (>30% - 50% AMI)	1,719	18.3%	2,163	22.9%	6.7%
Moderate income households (>50% - 80% AMI)	2,127	22.6%	8,008	84.9%	3.1%
Above moderate income households (> 80% AMI)	3,750	39.8%	9,433	100.0%	2.9%
Total	9,412		9,433		7.2%

The table below summarizes data from table 2-5A. A significant number of all renter households in Lodi experience a cost burden and nearly 1/5 have a significant cost burden. Over half of all households report some form of housing problem.

- Above moderate households are much less likely to experience a cost burden or housing problems.
- Moderate income households experience cost burden and housing problems at roughly the same rate as the general population.
- Low income households have a cost burden nearly twice that of the overall population and a high cost burden slightly above the overall rate. They also experience housing problems at a much higher rate.
- Extremely low income households have cost burdens and high cost burdens well above the overall rate. Housing problems also occur at a high rate.

Income category	Percent households		
	cost burden >30%	cost burden >50%	any housing problem
Extremely low income households (<= 30% AMI)	83.3	66.8	87.6
Low income households (>30% - 50% AMI)	81.4	25.8	88.9
Moderate income households (>50% - 80% AMI)	40.1	4.6	59.8
Above moderate income households (> 80% AMI)	4.9	0.6	20.8
All households	41.9	18.9	55.0

In summary, the City of Lodi has adequate rental housing for moderate income households and above. Rental housing in Lodi is generally affordable to moderate income households and above. Lodi generally lacks rental housing that is affordable to low and extremely low income households and rental housing is generally not affordable to these households.

# DRAFT LODI NEEDS ASSESSMENT

## Owner Housing

The table below summarizes the percent of owner households at a given income level compared to the total number of units affordable to that income category from the CHAS tables (2-4B and 2-5B).

- Moderate income and above-moderate income households have an adequate supply of units affordable to them in relation to their fraction of the population.
- Low income households have slightly fewer units than the population.
- Extremely low income households have no affordable units available to them.

Income category	Households		housing units affordable to income category (cumulative)		
	Number	Percent	Total	% of all units	Vacancy rate
Extremely low income households (<= 30% AMI)	687	6.1%	-	0.0%	-
Low income households (>30% - 50% AMI)	662	5.9%	508	4.5%	4.5%
Moderate income households (>50% - 80% AMI)	1,475	13.1%	3,281	29.2%	2.8%
Above moderate income households (> 80% AMI)	8,412	74.9%	11,254	100.0%	1.7%
Total	11,236		11,254		2.7%

The table below summarizes data from table 2-5B. A moderate number of owner households in Lodi experience a cost burden and few have a significant cost burden. Nearly half of all owner households report some form of housing problem.

- Above moderate households are much less likely to experience a cost burden or housing problems.
- Moderate income households experience cost burden and housing problems at a rate slightly higher than the population as a whole and high cost burdens at a rate lower than the overall rate.
- Low income households have a cost burden and high cost burden at more than twice that of the overall population and experience housing problems at over twice the overall rate.
- Extremely low income households have cost burdens and high cost burdens well above the overall rate. Housing problems also occur at a high rate.

Income category	Percent households		
	cost burden >30%	cost burden >50%	any housing problem
Extremely low income households (<= 30% AMI)	82.2	65.2	86.3
Low income households (>30% - 50% AMI)	75.5	29.4	82.4
Moderate income households (>50% - 80% AMI)	40.4	8.4	53.9
Above moderate income households (> 80% AMI)	11.5	1.4	19.0
All households	32.5	13.6	40.5

In summary, Lodi has adequate housing for moderate income households and above. Lodi lacks affordable housing for low and extremely low income households. Moderate income households have moderate affordability challenges while low and extremely low income households have extraordinary affordability challenges.

# DRAFT STRATEGIC PLAN

## STRATEGIC PLAN

The Strategic Plan outlines how the City will address the community's housing and community development needs over the next five years. The priority needs, goals, and objectives were proposed by City staff with input from meetings and community workshops as well as discussions with area service providers.

## CONSOLIDATED PLAN PRINCIPLES

The goals and objectives in the Lodi 2009-2014 Consolidated Plan are built upon the following set of overall guiding principles. These principles provide a framework for the development of the Consolidated Plan.

**Assist:** Develop comprehensive strategies to support and assist those in need in the community.

**Involve:** Involve the community and provide opportunities for citizen participation in the Consolidated Plan process and the preparation of the documents.

**Collaborate:** Encourage collaboration with and between public, private, and non-profit agencies in order to ensure the efficient and effective provision of services.

**Leverage:** Leverage CDBG funds and local resources to maximize the effectiveness of programs and services.

## PRIORITY NEEDS DETERMINATION

The priority needs were determined primarily from data presented in Section 2 (Community Needs) and through the community survey and consultation with City staff, attendees at public workshops, and local service providers. The key factors affecting the determination of the priority needs are: 1) the types of target-income households with greatest need for assistance; 2) the activities that will best address their needs; and 3) the amount of funding available to meet those needs.

The highest priority need is one that has a high level of demand and can best be addressed with the available resources. Priorities are described as follows:

- **High Priority:** high to critical demand, expected to be funded during the five-year period.

# DRAFT STRATEGIC PLAN

- Medium Priority: moderate to high demand, likely to be funded as funds are available;
- Low Priority: low to moderate demand, not likely to be funded, City may support efforts of other agencies to obtain funding;
- No Priority: no or very low demand, not likely to be funded, City will not support efforts of other agencies to obtain funding.

The on-line survey and consultations with staff and local service providers identified the following needs with moderate to critical demand levels:

- Public facilities
  - Youth centers
  - Community facilities
- Public services
  - After-school programs
  - Youth services
  - Employment training
  - Crime prevention
  - Mental health services
  - Health services
  - Senior services
- Homelessness
  - Emergency shelters and transitional housing for families
  - Supportive services for families
  - Job training and life skills training for the homeless
  - Case management

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- Mental health care
- Housing placement
- Housing needs
  - New affordable housing construction, especially for the elderly
  - Preservation of existing ownership and rental units
  - Energy efficiency improvements

The analysis of community needs (Section 2) identified the following needs with moderate to critical demand levels:

- Public improvement
  - Storm drain and flooding improvements
  - Handicap accessibility improvements, including curb ramp installation at street corners and intersections
  - Park improvements
- Public Facilities
  - Public facilities for the provision of public services/access to public services
  - Child care facilities
  - Youth centers and recreational facilities
  - Accessibility improvements at some public facilities
- Public services
  - Fair housing services
  - Services for the elderly
  - Youth services

# DRAFT STRATEGIC PLAN

- Services for the disabled
- Information and referral services
- Health and mental health services
- Substance abuse treatment
- Economic Development
  - Job training and employment coaching
  - Job creation/retention
- Homelessness
  - Emergency shelters for families
  - Services for the homeless
  - Transitional/supportive housing
- Affordable rental housing needs
  - Affordable rental housing, for seniors and for families
  - Preservation and rehabilitation of existing affordable rental housing and public housing
- Affordable home ownership
  - Downpayment assistance
  - Rehabilitation of existing housing

## Availability of Resources

The Strategic Plan focuses on those activities funded through CDBG funds, which are provided to the City by HUD on an annual basis. Based on the City's preliminary annual allocation of \$743,500 for the fiscal year 2009-10, the City is expected to receive approximately \$3.72 million over the five-year Consolidated Plan period.

# DRAFT STRATEGIC PLAN

In addition to these funds, the City will be applying for other funds, such as through HOME and the Neighborhood Stabilization Program (NSP), which would be used for affordable housing for target-income households. Other funds that may be used to assist target-income households and areas as well as the rest of the community are identified in the City's General Plan and Housing Element.

## HOUSING STRATEGY

The City's housing strategy is based on the priority needs and goals set forth in its General Plan Housing Element. The Housing Element provides an extensive analysis of needs, constraints, and resources. It includes a five-year plan to facilitate the development of housing for target-income households. Those housing activities that are expected to be funded during the Consolidated Plan period are described in the Housing Strategy section.

### Housing Goals

The primary housing goal of the Consolidated Plan is to foster the development and maintenance of housing affordable to target income households as well as those with special needs.

The goals are based on those in the City's Housing Element:

- HS-1: To provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, affordable homeownership and rental opportunities, and the efficient use of land.
- HS-2: To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods, particularly in the Eastside area.
- HS-3: To ensure the provision of adequate public facilities and services to support existing and future residential development.
- HS-4: To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other arbitrary factors.

The City uses a variety of resources, programs, and policies to facilitate the accomplishment of these goals. Those programs which primarily use available funds are identified below as Consolidated Plan Housing Programs.

# DRAFT STRATEGIC PLAN

## **Consolidated Plan Housing Programs**

Through its General Plan Housing Element, the City has implemented a number of housing programs. These programs address sites for affordable housing, the development of affordable housing, incentives for housing, the reduction of constraints affecting housing development and the funding of affordable housing. More detailed information on these programs is available in the City's Housing Element.

### **Zoning Ordinance Revisions**

The City shall revise Title 17 of the Lodi Municipal Code (Zoning Ordinance) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types.

### **Revise Growth Management Program**

The City will revise its growth management program to exempt housing units affordable to very low or low-income households with long-term affordability restrictions.

### **Pursuit of State and Federal Funds in Support of Housing Construction**

The City shall pursue available and appropriate state and federal funding sources to support efforts to construct housing meetings the needs of low-and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects.

### **Rental Assistance**

The City shall continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called Section 8 Program). The City's support will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City's code enforcement activities, creation and maintenance of a link to the Housing Authority's website on the City's web site, and annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners.

### **Neighborhood Improvement**

The City will continue to designate a staff position, Neighborhood Services Manager, within the Community Development Department to focus on the implementation of housing and neighborhood improvement programs.

### **Homebuyer Assistance**

The City will continue to implement a first-time homebuyer down payment assistance program. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's web site.

### **Promote the City's Multifamily Housing Development Standards**

The City will promote its multifamily development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilder's, realtor's, and contractor's associations.

# DRAFT STRATEGIC PLAN

## **Housing Rehabilitation and Code Enforcement**

The City will continue to combine code enforcement and housing rehabilitation assistance, targeted to the Eastside area.

## **Preservation of Affordable Rental Housing**

Preserve existing affordable housing by subsidizing rehabilitation and/or operation.

The following housing activities can be undertaken using available resources and are designed to enhance the effectiveness of the City's housing goals.

**Homeownership Assistance Program** -- Provide low-interest loans to target income households to assist with down payment and closing costs.

**Preservation of Affordable Housing** – preserve existing affordable housing by subsidizing rehabilitation and/or operation.

**Owner-Occupied Rehabilitation Program** – Provide low-interest loans to owner-occupants to rehabilitate homes.

**Code Enforcement** – provide targeted code enforcement.

**Fair Housing Services** – Provide fair housing education, respond to public inquiries regarding fair housing, investigate and resolve fair housing disputes.

## HOMELESS STRATEGY

Though Lodi has a very small homeless population when compared with that of the County, the loss of a job, a raise in rent, an eviction or domestic violence can easily lead to homelessness for many low income individuals and families. Thus, the City high-priority activities are concentrated on homeless prevention.

## **Priority Homeless Needs**

With a focus on homeless prevention, the City and local service providers have identified the provision of direct assistance (e.g., food and clothing) as well as supportive services to help those potentially at-risk of becoming homeless as the key priorities for homeless assistance and prevention over the five-year period.

Homelessness is a regional issue that is best addressed County-wide through the efforts of both the County and municipal jurisdictions. The County's Continuum of Care identifies the facilities and services available to the homeless in the San Joaquin County region, as well as un-met needs.

# DRAFT STRATEGIC PLAN

## Homeless Assistance Goals

The primary homeless assistance goal is to encourage a range of supportive services to meet the needs of those at risk of becoming homeless as well as the currently homeless. The City will continue to work with the County and service providers to meet this goal.

## Consolidated Plan Homeless Programs

The following housing activities can be undertaken using available resources to meet the City's homeless assistance goals.

**Homeless Assistance** -- Work with County service agencies and local service providers (e.g. Salvation Army, Lodi House) to provide emergency shelters, transitional housing, and other support services that address the City's homeless needs.

**Homeless Services** -- assist with the provision of supportive services, which may include free food and clothing, counseling, emergency housing assistance, referral, or temporary shelter.

## COMMUNITY DEVELOPMENT STRATEGY

The City's community development strategy relates to efforts to provide new or improve existing, facilities, infrastructure, economic opportunities, and to a limited extent public services.

## Priority Community Development Needs

Key community development needs identified in public workshops in Lodi include affordable housing, public facilities and infrastructure, and a wide range of supportive services. City staff has also identified accessibility and infrastructure improvements that are important to ensuring improved access and service to CDBG target areas.

## Community Development Goals

The City has established the following Community Development goals to assist target income households and areas:

- **CD-1** Improve the infrastructure and physical environment of Lodi's CDBG target areas.

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- CD-2 Support economic development and employment opportunities in the City's CDBG target areas.
- CD-3 Encourage the provision of services to assist target income individuals and families, including those with special needs.
- CD-4 Assist in the provision of services for target income youth in the community.
- CD-5 Support services for the elderly, including the frail elderly, in Lodi.
- CD-6 Promote facilities that serve the City's special needs groups and target income households.

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## Consolidated Plan Community Development Programs

The following housing activities can be undertaken using available resources and are designed to enhance the effectiveness of the City's Community Development goals. They are organized into four major categories:

- Economic development
- Public improvements
- Public facilities
- Public services

### *Economic Development*

**Job-Training Services** -- assist with the provision of job training and workforce development services.

### *Infrastructure and Area Improvements*

**Street and Sidewalk Improvements** -- provide street and sidewalk improvements in CDBG Target Areas.

**Flood and Drainage Improvements** -- provide flood and drainage improvements in CDBG Target Areas.

**Accessibility Improvement Program** -- provide accessibility improvements to public facilities as well as improvements to existing public right-of-way, such as curb ramps, to ensure that they are accessible to persons with disabilities.

**Code enforcement** -- address blight by targeting code enforcement to specific areas.

### *Community Facilities*

**Youth/Recreation Facilities and Equipment** - Develop a teen center with recreational facilities or provide equipment or facility improvements at an existing center to serve the needs of target income youth in the community.

**Childcare Center** -- assist in the funding of a childcare center in close proximity to affordable housing or in an eligible CDBG Target Area.

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**Senior Center** -- provide additional equipment and services for the existing center

## *Community Services*

**Youth Services** -- support a variety of youth services, especially recreation services for the community's target income young people. These include after-school programs, recreation and sports programs, and art and drama activities. Support may involve direct assistance or fee waivers for target income youth.

**Childcare Services** -- assist with childcare services for target income working families either in conjunction with existing programs offered by the Lodi CSD Parks and Recreation Department or through new childcare facilities.

**Senior Services** -- assist with the provision of senior services to the elderly and frail elderly. Such services may include nutrition programs, home-delivered meal programs, transportation, health services, shared housing programs and other forms of assistance.

**Disabled Services** -- assist social services providers with services for persons with disabilities. Needed services would be determined in conjunction with the City's Disability Advisory Committee. Services may include recreation programs, advocacy services, home meal/visitation programs, job training, transportation, and health services, among others.

**Health Services** -- assist in the provision of health services to residents. These services may include referrals, counseling, screening, education and outreach, health programs, or medical services. Services may be located at the senior center, future community or teen centers, or other public locations in Lodi.

## PLANNING AND ADMINISTRATION

The City has established the goal of providing efficient administration and oversight of the CDBG program and undertaking planning efforts to address the needs of target income residents.

The preparation of the Consolidated Plan, Action Plans, and CAPER are vital to assuring compliance with HUD regulations and for providing funding for needed services for CDBG Target Areas and residents. Additional studies may also need to be undertaken in order to determine the future needs of residents and eligible areas as the City continues to grow.

## ANTI-POVERTY STRATEGY

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Approximately 13 percent of Lodi residents live in poverty. Female-headed households with children are particularly affected by poverty.

The City's anti-poverty strategy is based on attracting a range of businesses and providing workforce development, including job training services, for low-income residents. In addition, the City provides support for facilities projects and service provision to several agencies offering supportive services to target income residents.

Planned economic development and anti-poverty programs include:

- Affordable housing
- Public services
- Homeless facility improvements

## REMOVING BARRIERS TO AFFORDABLE HOUSING

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the Housing Element to address these issues. Such actions include:

- Incentives for affordable development
- Consideration of establishing an Affordable Housing Trust Fund
- Rezoning of sites for multi-family development

## OBSTACLES TO MEETING UNDER-SERVED NEEDS

Despite City and County efforts, there remain a number of significant obstacles to meeting under-served needs. The following are obstacles to meeting these needs in Lodi.

- Lack of funding for social services agencies
- Lack of affordable rental housing
- Low wage service and retail sector growth
- Lack of social services and service providers in Lodi for target-income residents

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- Need for transportation to existing services and childcare
- National recession

## INSTITUTIONAL STRUCTURE AND COORDINATION

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below.

### Public Sector

#### *City of Lodi – Community Development Department*

The City's Community Development Department is responsible for the administration of the City's community development programs, including some of the local programs that assist target income residents. The Department includes the City's Neighborhood Services Division, which has the primary responsibility for managing and implementation of the City's affordable housing programs, including the Consolidated Plan and related documents.

Other divisions are also involved in providing services including the Building Division and Planning Division, which is responsible for the Housing Element.

#### *Lodi Parks and Recreation Department*

The Lodi Parks and Recreation Department is the department of the City that provides parks and recreation facilities to the City of Lodi. The Parks and Recreation Division provides services for seniors, youth, and families.

#### *San Joaquin County - Human Services Agency*

San Joaquin County's Human Services Agency (HAS) operates the welfare programs for the County. DHA offers the following services to County residents:

- Welfare Assistance
- Homeless Assistance
- Employment Services

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- Financial Assistance
- Medical Assistance
- Senior Nutrition

## ***San Joaquin County – Community Development Department***

San Joaquin County serves as the lead agency for the Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs, which serve the needs of homeless persons and persons with AIDS for all communities in the County and the region. The agency funds a variety of services for County residents, including:

- Fair housing services
- Family assistance
- Public health services
- Senior services
- Public works and infrastructure

## ***San Joaquin Housing Authority***

The San Joaquin Housing Authority serves as the Housing Authority and one of the primary owners of affordable housing in the County. As the Housing Authority, San Joaquin Housing Authority owns some public housing in the City and administers the Housing Choice (Section 8) Voucher Program and the Family Self-Sufficiency Program. The City works in close consultation with the Housing Authority regarding public housing issues in Lodi.

## **Non-Profit Agencies**

Several non-profit agencies that serve target income households are located in Lodi. These organizations include:

- Habitat for Humanity
- Salvation Housing
- LOEL

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- Community Partnership for Families
- Lodi House

## Private Sector

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system.

Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. Some of these organizations include LOEL and the Salvation Army, which have been active in developing affordable housing resources in the area, and the Lodi Chamber of Commerce, which provides resources to local businesses.

## Coordination

The City is committed to continuing its participation and coordination with federal, state, County, and local agencies, as well as with the private and non-profit sector, to serve the needs of target income individuals and families in the community.

In particular, the City will continue to work in close coordination with the County regarding infrastructure improvements to regional facilities and the provision of services which benefit all County residents. The City will also work with San Joaquin County, SJCOG, and HCD to address its share of the regional housing needs.

## GAPS IN THE DELIVERY SYSTEM

The primary gaps in the delivery system relate to the lack of services for target-income households in Lodi. Some services are located in Lodi. These include senior services at the Senior Center, youth recreation at the Lodi Boys and Girls Club, homeless shelter/housing and services at the Salvation Army and Lodi House, and many other social services and food assistance provided by local non-profit service providers.

The Lodi Consolidated Plan is designed to address these gaps by first identifying appropriate programs and services to provide in the City, then providing local services, facilities, and programs over time to assist target income residents.

# DRAFT STRATEGIC PLAN

## MONITORING PLAN

City of Lodi has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure that subrecipients are carrying out their program/project as described;
- To assure that subrecipients are implementing the program/project in a timely manner
- To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract
- To assure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement;
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To assure that subrecipients have the capacity to carry out the approved project/program; and
- To assure that subrecipients are carrying out their program/project as described.

The City will track and report on its progress toward meeting its housing and community development goals. On an annual basis, City staff will prepare a Housing and Grant Programs Report summarizing progress on goals and priorities identified in the Consolidated Plan and Housing Element.

The Housing and Grant Programs Report will include a status report of the CDBG programs and projects. Pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report.

# DRAFT CITIZEN PARTICIPATION PLAN

## I. INTRODUCTION

The City of Lodi is required by law to have a detailed Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds. This Citizen Participation Plan must be available to the public.

### A. PURPOSE

The law requires that the Citizen Participation Plan both provide for and encourage public participation, emphasizing involvement by low- and moderate-income persons -- especially those living in low- and moderate-income neighborhoods. The U.S. Department of Housing and Urban Development (HUD) expects the City to take whatever actions are appropriate to encourage the participation of minorities, persons who do not speak English, and persons with disabilities.

### B. THE ROLE OF LOWER-INCOME PERSONS

The law declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities, principally for low- and moderate-income persons.

Since the amount of federal CDBG funds that the City receives each year from HUD is based upon the level of both poverty and substandard housing conditions in Lodi, it is necessary that public participation genuinely involve lower-income residents who experience these conditions. Involvement by low- and moderate-income residents is encouraged at all stages of the process, including needs and activities determination and funding allocation.

### C. THE CONSOLIDATED PLAN PROCESS

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general, these stages or events include the following:

1. Identification of housing and community development needs.
2. Preparation of a draft use of funds for the upcoming year called the proposed Annual Action Plan. Initially and every five years thereafter, there will also be the development of a proposed new Five-Year Strategic Plan.

# DRAFT CITIZEN PARTICIPATION PLAN

3. Formal approval by elected officials of a final Annual Action Plan and/or Five-Year Strategic Plan.
4. On occasion during the year, it might be necessary to change the use of the money already budgeted in an Annual Action Plan, or to change the priorities established in the Five-Year Strategic Plan. In that case a formal Substantial Amendment will be proposed, considered, and acted upon.
5. After a program year is complete a Consolidated Annual Performance and Evaluation Report (CAPER) must be drafted for public review and comment, and then sent to HUD.

## II. CITIZEN PARTICIPATION

### A. CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan is designed to facilitate and encourage public participation in the Consolidated Plan process. In particular, the Citizen Participation Plan seeks to encourage the involvement of low- and moderate-income persons.

The law providing the funds covered by this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, Lodi will use the following procedures for the adoption and any subsequent changes to its Citizen Participation Plan:

- Public notice in the *Lodi News-Sentinel* newspaper and on the City's website at least 14 days in advance of a 30-day public comment period;
- During a 30-day public review and comment period, the document will be available for review at the following locations:
  - Lodi City Hall; and
  - The City's website ([www.lodi.gov](http://www.lodi.gov)).

Copies of the document will be available to the public free of charge within five days of a request.

- A public hearing will be held before the City Council.
- Adoption by a majority vote of the Lodi City Council.

# DRAFT CITIZEN PARTICIPATION PLAN

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan. Any amendments will require the same steps as noted above: public notice, public review, a public hearing, and City Council adoption.

## B. CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

The Consolidated Plan is a five-year plan that identifies the needs of low- and moderate-income persons and areas of the City and sets forth a five-year strategy to address those needs. The Action Plan identifies the specific needs to be addressed each year based on the priorities established in the Consolidated Plan's five-year strategy. The following steps outline the opportunities for public involvement in the Consolidated Plan and Annual Action Plan:

### 1. Preparation

In order to identify the needs of low- and moderate-income persons and areas of the City, priorities must be set in order to decide which needs should get more attention and more resources than other needs. In order to solicit community input, which is essential to determining these needs and priorities, the City will:

- Consult with local public agencies that assist low- and moderate-income persons and areas, including City staff, State and federal agencies, neighboring local governments, and regional agencies.
- Consult with private agencies, including local non-profit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, non-profit housing developers, social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).
- Publicly notice and conduct a public meeting to solicit input on needs and priorities.

In addition, the City will issue a Notice of Funding Availability (NOFA) included as part of its public notice for the community meeting for the Annual Action Plan. The notice will identify the amount of CDBG funds available local agencies with CDBG-eligible activities, if applicable. Technical assistance workshop(s) regarding the funding process will be provided to interested organizations.

- Develop an assessment of needs in Lodi as well as a strategic plan to address those needs.

# DRAFT CITIZEN PARTICIPATION PLAN

- Publicly notice a 30-day review and comment period where a complete draft of the Consolidated Plan and/or Annual Action Plan will be made available to the public.
- Conduct a public hearing before the Mayor and City Council prior to adoption of the Consolidated Plan and/or Annual Action Plan.

## 2. Adoption

As noted above, the City will provide several opportunities for citizen involvement in the Consolidated Plan process prior to adoption. These include:

- Published notice of a public meeting in the local newspaper, the *Lodi News-Sentinel*, and on the City's website at least 14 days in advance of the meeting.
- A public meeting on needs and priorities for the Consolidated Plan/Annual Action Plan.
- A public notice announcing the 30-day review and comment period and public hearing for the Draft Consolidated Plan and/or Draft Annual Action Plan in the *Lodi News-Sentinel*, at City Hall, and on the City's website. The notice will list the locations where the document(s) will be available for review and the notice will be posted prior to the start of the comment period.
- The Draft Consolidated Plan and/or Draft Annual Action Plan will be available at the following locations in Lodi:
  - Lodi City Hall; and
  - The City's website ([www.lodi.gov](http://www.lodi.gov)).

The Draft Consolidated Plan and/or Draft Annual Action Plan will be made accessible to persons with disabilities upon request. In addition, a reasonable number of free copies will be provided to citizens or groups requesting copies the document(s).

- A public hearing before the Mayor and Lodi City Council prior to adoption of the Consolidated Plan and/or Annual Action Plan.
- In preparing the Final Consolidated Plan and Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that presents all comments, and explains why any comments were not accepted.

# DRAFT CITIZEN PARTICIPATION PLAN

- At the end of the 30-day comment period, the City Council will consider adoption of the Consolidated Plan and Annual Action Plan. The documents will be adopted by a majority vote of the Lodi City Council at a publicly noticed meeting of the Council.

## 3. Amendments

The Consolidated Plan or Annual Action Plan will be amended anytime there is a change in one of the priorities presented on the HUD-required Priority Table; a change in the use of money to an activity not mentioned in the final Annual Action Plan; or, a change in the purpose, location, scope, or beneficiaries of an activity (described more fully later). The public will be notified whenever there is a “substantial” amendment as defined below:

- A change in the use of CDBG funding, of more than 15 percent of the total grant amount, from one activity to another (i.e., “reprogramming” of CDBG funds).
- Funding of an activity type not described in the Annual Action Plan.
- Changing the priorities contained in the Five-Year Strategic Plan of the Consolidated Plan.
- Increasing or reducing the amount allocated to an activity by more than 25 percent, except when the activity must be dropped due to circumstances beyond the City’s control (e.g., a subrecipient elects not to do an activity).
- A change in the purpose, location, scope, or beneficiaries of an activity:
  - The activity will no longer principally benefit the targeted population as identified in the Action Plan (e.g., senior citizens in certain areas, low and moderate income homeowners, residents of x neighborhood instead of y neighborhood).
  - The activity will no longer address the low and moderate income need identified in the Action Plan or the activity ceases to address the elimination of slums and blight as identified in the Action Plan.
  - The activity location of an area-benefiting activity changes so that the completed activity will principally serve beneficiaries other than those originally intended.
  - The scope of the activity has increased to the point where its completion with project funds would result in the inability to carry out another approved activity, or would necessitate reducing the scope of another activity to a point where it would not accomplish its intended purpose.

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There must be reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review it and comment on it. Notice will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Substantial Amendments:

- There will be 14 days advance notice of and availability of a proposed Substantial Amendment before there is a public hearing about it.
- A written description of the proposed Substantial Amendment will be made available to the public at no cost within five working days of a request. Also, copies will be available at the locations indicated in this Citizen Participation Plan under "Public Access to Information".
- There will be a public hearing regarding the proposed Substantial Amendment. This public hearing will not take place until the public has had 30 days to review the proposed Substantial Amendment.
- In preparing a Final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Substantial Amendment will have a section that presents all comments, plus explanations why any comments were not accepted.

## C. CONSOLIDATED ANNUAL PERFORMANCE REPORT

Every year, the City of Lodi must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the close of the program year. In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low- and moderate-income people. The following steps outline the opportunities for public involvement in the CAPER:

- Public notice will be made according to the procedures described later in this Citizen Participation Plan. The public notice will identify a 15-day public review and comment period for the CAPER.
- During the 15-day public review period, the document will be available for review at the following locations:
  - Lodi City Hall; and
  - The City's website ([www.lodi.gov](http://www.lodi.gov)).

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- Careful consideration will be given to all written comments submitted by the public. These comments will be addressed in the CAPER.
- The CAPER will be adopted by a majority vote of the Lodi City Council at a publicly noticed meeting.

## III. PUBLIC NOTICE

### A. PUBLIC NOTICE REQUIREMENTS

There shall be advanced public notice once a federally required document is available, such as the Proposed Annual Action Plan or Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

In addition, there shall be advanced public notice of all public hearings and all public meetings such as the City Council and other City committee and commission meetings relating to the funds or planning process covered by this Citizen Participation Plan.

### B. "ADEQUATE" PUBLIC NOTICE

Adequate advance notice is "timely"; it is given with enough lead-time for the public to take informed action. The amount of lead-time can vary, depending on the event. The content of notices will give residents a clear understanding of the event being announced.

### C. FORMS OF PUBLIC NOTICE

Lodi City staff will ensure adequate advance notice of all public meetings and hearings. Adequate noticing will include:

- Printing notices in the *Lodi News-Sentinel* at least 14 days prior to the public meetings and hearings.
- Posting notices at City Hall.
- Posting notices on Lodi's website ([www.lodi.gov](http://www.lodi.gov)).

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## IV. PUBLIC HEARINGS

Public hearings are required by law in order to obtain the public's views, and to provide the public with the City's responses to public questions and proposals.

The law requires public hearings at all stages of the process, including at least one hearing about community needs, one public hearing to review proposed uses of funds, and one public hearing to assess how funds were spent during the previous program year.

Public hearings will be held only after there has been adequate notice as described in the Public Notice part of this Citizen Participation Plan 14 days prior to the public hearing. Public hearings will usually be held in the evening at a time convenient to most residents, especially those who might benefit from the use of funds.

Public hearings may be held at the City Council Chambers or other public facility which is accessible by public transportation and accessible to all persons. The final approval and adoption of the Annual Action Plan, Five-Year Strategic Plan, and CAPER will be conducted at City Hall. All of these locations must be accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will also be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

## V. PUBLIC ACCESS TO INFORMATION

As required by law, the City of Lodi will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The City will also provide reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by law, the City will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds (such as City Council meetings, Planning Commission meetings, and other City committee and commission meetings, etc.)

### A. CONSOLIDATED PLAN DOCUMENTS

Consolidated Plan documents include the Annual Action Plans, the Five-Year Consolidated Plan, and Consolidated Annual Performance Evaluation Report (CAPER) as well as substantial amendments to either the Annual Action Plan or the Five-Year Strategic Plan,

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Consolidated Annual Performance and Evaluation Reports, and the Citizen Participation Plan.

## B. AVAILABILITY OF CONSOLIDATED PLAN DOCUMENTS

In the spirit of encouraging public participation, copies of Consolidated Plan documents will be provided to the public at no cost and within one week of a request. These materials will be available in a form accessible to persons with disabilities, when requested.

## C. LOCATION OF DOCUMENTS

Consolidated Plan documents will also be available at the following locations during their respective review periods:

- City Hall -- 221 W. Pine St. -- (209) 333-6800
- The City's website, at [www.lodi.gov](http://www.lodi.gov)

Copies of the final and draft versions of the documents will be available at City Hall.

## VI. TECHNICAL ASSISTANCE

City staff will work with organizations and individuals representative of low- and moderate-income people who are interested in submitting a proposal to obtain funding for an activity. All potential applicants for funding are encouraged to contact City staff for technical assistance before completing a proposal form.

Specifically, the City of Lodi will provide up to 20 hours per year of technical assistance to organizations that represent low- and moderate-income persons. This technical assistance may include:

- Publishing instructions on how to fill out forms/applications;
- Conducting workshops to explain: (1) the process for submitting proposals and (2) federal and local requirements;
- Providing comments and advice on the telephone or in meetings; and
- Reviewing and commenting on draft proposals.

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The City will also provide ongoing assistance to CDBG-funded agencies as needed to help them maintain their eligibility for full funding. The City may provide additional (beyond 20 hours) technical assistance if, in the opinion of the City Manager, staff time is available.

## VII. COMMENT AND COMPLAINT PROCEDURES

The City of Lodi will provide a period of at least thirty (30) days to receive comments on the draft Consolidated Plan and on any substantial amendments. The 30-day period may start on the date the document is available to the public. The City must also provide public notice regarding the availability of documents and the dates of the 30-day comment period.

For performance reports, the City will provide at least fifteen (15) days to receive public comments.

The City will consider all comments received. The City will respond to all complaints, in writing, within fifteen (15) days. All comments and responses will be attached to each document.

## VIII. ACCOMMODATION OF PERSONS WITH SPECIAL NEEDS

The City complies with the Americans with Disabilities Act, and will make accommodations for persons with special needs. Public hearings may be held at the City Council Chambers or other public facility which is accessible by public transportation and accessible to all persons. The final approval and adoption of the Annual Action Plan, Five-Year Strategic Plan, and CAPER will be conducted at City Hall. All of these locations must be accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will also be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

## IX. ANTI-DISPLACEMENT

If, as a result of a program activity, any residential displacement and relocation must occur, the City of Lodi ensures that it will develop an Anti-Displacement and Relocation Plan in connection with that project in accordance with federal regulations. Specifically, the City will comply with the anti-displacement and relocation requirements of the Uniform Relocation

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Act and the Housing and Community Development Act of 1974, as amended, and implementing regulations at 24 CFR Part 42.

## X. GLOSSARY

**Annual Action Plan:** This document allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG program. It is submitted to HUD 45 days prior to the start of the City's fiscal year and is developed in accordance with federal regulations (24 CFR Part 91).

**Program Year:** The "program year" chosen by the City of Lodi is July 1<sup>st</sup> through June 30<sup>th</sup>, which is the same as the City's fiscal year.

**Citizen Participation Plan:** This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the City's CDBG program, especially by low and moderate-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91).

**Community Development Block Grant (CDBG) Program:** This is a federal grants program administered by the U.S. Department of Housing and Urban Development (HUD). The program allocates money to eligible cities and counties throughout the nation to assist low and moderate-income households and neighborhoods. The grant program may be used for such activities as housing rehabilitation, affordable housing assistance, community services, and community development activities such as the construction or rehabilitation of community facilities and economic development.

**Consolidated Annual Performance Evaluation Report (CAPER):** This document reports on the progress in carrying out the Consolidated Plan and Annual Action Plan. The report is prepared annually by the City in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the City's fiscal year.

**Consolidated Plan:** This document serves as the City's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low and moderate-income persons and areas in the City. It typically covers a five or three-year time period. It is submitted to HUD 45 days prior to the start of the City's fiscal year and is developed in accordance with federal regulations (24 CFR Part 91).

**Consolidated Plan Documents:** These include the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

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**Low and Moderate-Income Households:** These are households earning less than 80 percent of the area median income. They are broken down into the following income designations

- **Extremely Low-Income:** households with incomes less than 30 percent of the area median family income, adjusted for household size.
- **Low-Income:** households with incomes between 31 and 50 percent of the area median family income, adjusted for household size.
- **Moderate-Income:** households with incomes between 51 and 80 percent of the area median family income, adjusted for household size.

**Low and Moderate-Income Neighborhood:** In general, this is defined a census tract(s) or block group(s) where a minimum of 51 percent of the residents have low or moderate-incomes (i.e., not exceeding 80 percent of the area median family income).

**Median Family Income (MFI):** HUD surveys major metropolitan areas annually to development an index of median family income by household size. Most CDBG-funded activities and programs must benefit primarily the lower and moderate-income households.

# DRAFT 2009-10 ACTION PLAN

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- Appendix AP-1: SF-424 and Certifications
- Appendix AP-2: Resolution
- Appendix AP-3: Public Hearing and Summary of Public Participation
- Appendix AP-4: Project Descriptions

# DRAFT 2009-10 ACTION PLAN

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# DRAFT 2009-10 ACTION PLAN

## EXECUTIVE SUMMARY

The 2009-10 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Lodi. It is the first portion of the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the Neighborhood Services Division in the Community Development Department.

The City anticipates receiving \$743,500 from the federal Community Development Block Grant (CDBG) program. The City also plans to meet its community development and housing needs by applying for other grant funding sources, including HOME and CalHome funds available through the California Department of Housing and Community Development.

City staff encouraged citizen participation throughout the joint Consolidated Plan and Action Plan process. This included consulting local organizations, holding public meetings, an online survey, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

## OBJECTIVES

The City's key objectives for the 2009-10 funding period include the following:

- Provide housing programs that increase the quality and affordability of housing stock for target-income households;
- Support community organizations in making improvements to their facilities;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target-income residents; and
- Improve public facilities in target areas.

# DRAFT 2009-10 ACTION PLAN

## OUTCOMES

The City's housing outcomes for this planning period are primarily directed at providing funding for land acquisition to an affordable housing developer. This will provide 60-80 senior housing units. Funding will come through previous allocations of CDBG and HOME funds through the Urban County.

The City will also fund improvements to the LOEL Senior Center for their kitchen renovation, as well as provide funds for infrastructure projects in the City's target areas.

The City received applications for nine public service programs, and plans to fund the following:

- Spay/Neuter Program, which offers free spay/neuter services to cats and pit bull dogs owned by low-income households, as well as to feral cats;
- Graffiti abatement on public property located in the City's target areas;
- San Joaquin Fair Housing, which provides fair housing services; and
- Second Harvest Food Bank, which provides food assistance to needy families.

In addition, the City received twelve applications for housing or community development capital projects, and plans to fund the following:

- Alley drainage improvements through the Public Works Department;
- Blakely Park swing area surface replacement;
- Graffiti abatement on private property;
- LOEL Senior Center kitchen renovation, so the Center can begin preparing senior meals on-site.

# DRAFT 2009-10 ACTION PLAN

## INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2009 and June 30, 2010.

The major objectives of activities undertaken during the 2009-2010 funding year will be to:

- Provide housing programs that increase the number of housing units available to seniors, as well as provide minor rehabilitation assistance in the form of graffiti abatement;
- Improve public facilities in target areas;
- Increase the capacity of the LOEL Senior Center to prepare meals in-house in order to capitalize on other federal and state funding resources; and
- Assist community-based organizations with additional financing that allows them to provide services to target-income residents.

## RESOURCES

Activity funding is obtained from the FY 2009-10 anticipated allocation of about \$743,500. The City does not anticipate receiving any program income during this timeframe.

The City will also continue to explore other sources of funding for housing and community development activities, including HOME and CalHome grants for downpayment assistance and housing rehabilitation. The City will continue to use program income received from CDBG grant awards through the San Joaquin Urban County, and will finish ongoing projects funded through the Urban County.

## ACTIVITIES TO BE UNDERTAKEN

The activities to be undertaken during fiscal year 2009-10 are summarized in Table 1. For each activity, the one-year accomplishment and the amount of CDBG funding allocated are identified. All activities identified are expected to be completed no later than June 30, 2010.

# DRAFT 2009-10 ACTION PLAN

The City continued to utilize a rating tool in making project recommendations. Consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. The rating system also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

# DRAFT 2009-10 ACTION PLAN

**TABLE 1**  
**PROPOSED CDBG ACTIVITIES AND PROJECTS:**  
**FISCAL YEAR 2008-09**

Goal	Activity Name	Activity Description	Output	Funding
<b>HOUSING</b>				
	Affordable Housing Land Acquisition	Assist a non-profit developer to acquire land for an affordable senior development.	60 units of affordable housing	\$1.2 million (Urban County funds)
	Graffiti Abatement – Private Property	Remove graffiti on private property by painting over it or pressure-washing it.	350 instances addressed	\$40,000
<b>PUBLIC FACILITIES</b>				
	LOEL Senior Center Kitchen Renovation	Complete a commercial kitchen renovation to allow meal preparation in-house.	1 public facility imp. completed	\$208,517
	Alley Drainage Improvements	Reconstruct one alley to improve drainage.	1 public facility imp. completed	\$232,000
	Blakely Park Swing Area Surface Replacement	Replace the swing area playground surface at Blakely Park.	1 public facility imp. completed	\$28,000
<b>PUBLIC SERVICES</b>				
	Graffiti Abatement – Public Property	Remove graffiti on public property by painting over it or pressure-washing it.	200 instances addressed	\$41,880
	Second Harvest Food Bank	Provide food assistance to low-income families.	6,500 persons served	\$10,000
	San Joaquin Fair Housing	Provide fair housing assistance and education.	119 households provided education	\$19,403
<b>PLANNING AND ADMINISTRATION</b>				
PA-1	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities.	1 year of program administration	\$148,700

## Housing Activities

### Affordable Housing Land Acquisition

# DRAFT 2009-10 ACTION PLAN

The City will provide funding to a non-profit housing develop to purchase land for an affordable senior housing development.

Output: 60 units constructed

Outcome Category: Affordability for the purpose of providing decent affordable housing

Goals Addressed:

Funding: \$1.2 million (prior-year funding through the San Joaquin Urban County)

## Graffiti Abatement – Private Property

The Graffiti Abatement Program will remove graffiti on private properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to maintain the housing stock and preserve neighborhood property values.

Output: 350 instances of graffiti removed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$40,000

# DRAFT 2009-10 ACTION PLAN

## Public Facilities

### LOEL Senior Center Kitchen Renovation

Renovate and expand the current LOEL kitchen to commercial kitchen standards, so that LOEL can take over daily senior meal preparation for north San Joaquin County. Ongoing funding for meals will be provided through state and federal sources.

Output: 1 public facility improved

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$208,517

### Alley Drainage Improvements

Reconstruct one alley to increase accessibility and drainage. Storm drain facilities will be added and the alley will be resurfaced.

Output: 1 public facility improvement completed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$232,000

### Blakely Park Swing Area Resurfacing

Resurface the Blakely Park swing area to lengthen the life of the surfacing.

Output: 1 public facility improvement completed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$28,000

# DRAFT 2009-10 ACTION PLAN

## Public Services

### Graffiti Abatement – Public Property

The Graffiti Abatement Program will remove graffiti on public properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values.

Output: 350 instances of graffiti removed

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$41,880

### Second Harvest Food Bank

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

Output: 6,500 persons provided assistance

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$10,000

### San Joaquin Fair Housing

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

Output: 1,431 persons assisted

Outcome Category: Accessibility for the purpose of creating suitable living environments

Funding: \$19,403

## Planning and Administration Activities

### Planning and Administration

# DRAFT 2009-10 ACTION PLAN

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

Output: Administration of the CDBG program, staff members trained as necessary

Objective: Full compliance with all applicable CDBG and federal regulations and maintenance of a successful and innovative program.

Funding: \$148,700

## Non-CDBG 2009-10 Housing Assistance Activities

### Neighborhood Stabilization Program (non-CDBG funds)

In addition to the two housing programs described above, the City will assist in acquiring, rehabilitating, and renting or reselling foreclosed homes to affordable buyers. About 7 units are anticipated to be purchased.

2008-09 Objective: 5 units sold to low- and moderate-income households; 2 units made available as affordable rental housing

Outcome: Affordability for the purpose of providing decent affordable housing

Funding: \$ 578,000 NSP

## Geographic Distribution

Geographic distribution is predicated, for the most part, on the nature of the activity to be funded. Figure 1 (to be added) shows the proposed projects to be funded in program year 2009-10 in relation to the City's target areas. Not all of the activities funded through the CDBG program are shown in Figure 1, since some are community-wide.

## Minority Distribution

The City of Lodi strives to make all of its programs available to eligible target-income residents regardless of sex, race, religious background, or disability. As a result, many programs, including housing rehabilitation, emergency repair, fair housing, employment, youth, and senior services, will be available to residents citywide. Programs with a specific location, such as the LOEL Senior Center, are located in areas with varying levels of minority

# DRAFT 2009-10 ACTION PLAN

concentration. Table 1 details the proposed projects for the City of Lodi; of these, the majority are available on a citywide basis.

## Homeless and Other Special Needs Populations

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves the funding of supportive services in Lodi or regional services, such as fair housing counseling or food assistance services. Currently, many homeless services are available in Lodi through the Salvation Army, and the City plans to continue to work closely with the Salvation Army and other organizations to determine how the needs of the homeless population can be met.

Toward this end, the City is funding several programs and services to assist its homeless and special needs populations. These include the following:

- Social services;
- Senior services, indirectly through the LOEL kitchen renovation; and
- Fair housing services.

In addition, the City's Housing Element includes several programs that provide for the development of affordable housing and removal of constraints to the placement of emergency shelters. The Element also removes potential constraints to housing for persons with disabilities.

## Address Obstacles to Meeting Underserved Needs

While there are several constraints to meeting the needs of target-income residents (refer to the Consolidated Plan), the primary obstacle to meeting the needs of target-income residents is that the available services within the City's boundaries do not fully meet the needs of the community, largely due to lack of funding. Additionally, many services are located in the City of Stockton.

## Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include allocating prior-year CDBG and HOME funds (through the Urban County) in support of affordable housing development, density incentives, and several others. These are described in more detail in the City's 2003-2009 Housing Element.

# DRAFT 2009-10 ACTION PLAN

## **Develop Institutional Structure**

The Community Development Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan. The Neighborhood Services Division within the department is specifically charged with these tasks. The division works in close consultation with the City's advisory committees and with the department's director.

The City has designated staff positions to administer the programs and activities funded with CDBG funds. These staff members work with the individual City departments, such as Public Works and Parks and Recreation, to develop procedures and coordination for administering programs that will be carried out by these departments.

## **Enhance Coordination**

The City will continue to work closely with San Joaquin County, which borders the City on all sides. The City will also continue to work with many of the non-profits in the community, including the Salvation Army, LOEL, and Community Partnership for Families, to address the regional issues that affect the needs of target-income persons as well as special needs populations.

## **Public Housing Needs**

While two public housing complexes are located in Lodi, they are administered by the San Joaquin Housing Authority, which serves as the housing authority for the County. The City of Lodi does not have its own local housing authority. Resident initiatives are handled directly by the San Joaquin Housing Authority.

## **Anti-Poverty Strategy**

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce. During the 2009-10 program year, the City will also continue to support activities that preserve and expand the supply of housing that is affordable to target-income households.

The strategy focuses on encouraging economic development and providing supportive services such as services referral assistance and job training.

## **Lead-Based Paint Hazards**

While most housing units were built after 1978 in Lodi, the City will work together with the County Public Health Department to monitor incidences of elevated blood levels.

# DRAFT 2009-10 ACTION PLAN

The City will also provide lead-abatement assistance for residential units through its residential rehabilitation and emergency repair programs. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include:

- Notification
- Identification
- Treatment (if necessary)

## Monitoring Plan

The City of Lodi has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan (p. 3-16).

Appendix B summarizes the public participation process for the adoption of the Action Plan.

The City of Lodi provided opportunities for public involvement during the development of the Action Plan and once the Action Plan was completed. The City held a Community Workshop on February 11th to provide the public with an opportunity to comment on the development of the Action Plan and identify funding priorities. Notice of the workshop was published in the Lodi News-Sentinel, posted on the City's website, and provided directly to service providers and other parties that had expressed an interest in the CDBG program. The notice for the workshop also invited the public and interested parties to provide written comments to the City. No written comments were offered to the City, however.

The community workshop on the Action Plan was held on February 11th from 3:30 to 5:00 p.m. The meeting was attended by 11 representatives from 10 organizations. No public comment was received at the community workshop.

Once the workshop was held and public input received, the City completed the Draft Action Plan. The Action Plan will be made available for a 30-day public review period.

On March 25, 2009 the City published a notice in the Lodi News-Sentinel indicating that the Action Plan would be considered for adoption on May 6, 2009, and that the public review period would run from April 6 to May 6, 2009. The notice stated where the Action Plan could be viewed, City contact information was provided, and the notice invited the public to attend the City Council meeting and comment on the Action Plan.

# DRAFT 2009-10 ACTION PLAN

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The Action Plan was available for review at City Hall and on the City's website. Copies of the Action Plan were also made available free of charge at City Hall.

Council meetings addressing the Action Plan will be held on April 1 and May 6, 2009 at 7:00 pm.

RESOLUTION NO. 2009-35

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING  
THE DRAFT CONSOLIDATED PLAN, CITIZEN PARTICIPATION  
PLAN, AND ACTION PLAN AND THE 2009-10 FEDERAL  
ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT  
FUNDS, AND FURTHER REALLOCATING AVAILABLE FUNDS  
FROM PREVIOUS PROGRAM YEARS

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WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) as an entitlement community for fiscal year 2009-10 Federal allocation; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG funds available for the 2009-10 Federal allocation of fiscal program year being approximately \$743,500; and

WHEREAS, the City of Lodi has held, with proper notification, a public hearing at the City Council meeting of April 1, 2009, to receive comments and proposals from the public regarding the projected use of CDBG funds and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California, has received public input regarding the proposed use of CDBG funds; and

WHEREAS, the City Council of the City of Lodi has been made aware of the need to reallocate unused CDBG funds from previous years to facilitate the expedited use of those funds: and

WHEREAS, staff therefore recommends the reallocation of \$149,707 of unused available CDBG funds from previous program years to supplement the 2009-10 funding and reduce the balance of unused funds, as shown as follows:

**Sources of Reallocated CDBG Funds**

Project 01-06	Lodi Boys and Girls Club	\$ 31,02.05
Project 08-01	Blakely Park North Pool Deck	\$ 50,000.00
Project 08-02	Library ADA Entry Improvements	\$ 11,000.00
Project 08-06	Salvation Army Hope Avenue	\$ 3,000.00
Project 08-07	Economic Development RLF	\$ 54,104.95
		<u>\$149,707.00</u>

WHEREAS, staff therefore recommends the allocation of 2009-10 CDBG and reallocation of previous year's CDBG funds as indicated in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the draft Consolidated Plan, Citizen Participation Plan, and Action Plan and the recommended 2009-10 Federal allocations of CDBG funds to the projects recommended by staff in the amount of \$744,507, as indicated in the attached Exhibit A.

Dated: April 1, 2009

I hereby certify that Resolution No. 2009-35 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 1, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katz, Kian, Mounce, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHI  
City Clerk

**City Manager's Recommendations**

**2009/10 CDBG Allocation**

**Program Administration (20%)**

**Adjusted Balance**

**Reallocated Urban County CDBG Funding**

**Total Funding Available**

**City Projects**

Alley Drainage Improvements  
 Graffiti Abatement - Private Property  
 Hale Park Surface Renovation  
 Handicap Ramp Replacement- W Elm St  
 Blakeiy Park - Swing Area Resurfacing

**City Service Programs**

Spay/Neuter Program  
 Graffiti Abatement- Public Property

**CBO Projects**

LOEL Foundation- Kitchen Renovation

**CBO Service Programs**

S.J. Fair Housing - Fair Housing Services  
 Second Harvest Food Bank - Food Assist.

	<b>2009/10 CDBG Allocation</b>		<b>Reallocated Urban County CDBG</b>	
	60% City Set-Aside	40% CBO Set-Aside	60% City Set-Aside	40% CBO Set-Aside
\$594,800				
5149,707				
<b>\$744,507</b>	5356,880	\$237,920	589.824	559.883
\$232,000	\$232,000			
540,000	\$40,000			
\$60,000			\$60,000	
<b>\$29,824</b>			<b>\$29,824</b>	
\$28,000	\$28,000			
\$15,000	\$15,000			
541,880	\$41,880			
\$268,400		5208,517		\$59,883
\$19,403		\$19,403		
\$10,000		\$10,000		
	\$356,880	\$237,920	589,824	\$59,883

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# CDBG Consolidated Plan

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**Presented by  
Community Development Department**

**April 2009**

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# CDBG Entitlement Process

- **Lodi as an Entitlement Community**
    - **Receive Federal CDBG funding directly from HUD.**
    - **Requires that City staff take on administrative role and CDBG planning process.**
    - **Creation of Consolidated Plan documents.**
-

---

# CDBG Entitlement Process

## ■ Consolidated Plan Process

### □ Three Required Documents

#### ■ Consolidated Plan (Con Plan)

- Five-year plan for identifying and addressing community needs.
    - Housing
    - Homeless
    - Community Development
-

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# CDBG Entitlement Process

## ■ Consolidated Plan Process

### □ Three Required Documents

#### ■ Consolidated Plan

#### ■ Action Plan

- Annual plan providing detail of each activity proposed for the fiscal year.

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# CDBG Entitlement Process

## ■ Consolidated Plan Process

### □ Three Required Documents

#### ■ Consolidated Plan

#### ■ Action Plan

#### ■ Citizen Participation Plan

- Policies and procedures for ensuring public access to CDBG program documents.

- Give all citizens adequate opportunity to provide comments on CDBG goals, activities, budgets and reports.

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# CDBG Entitlement Process

## ■ Consolidated Plan Process

### □ Three Required Documents

- Consolidated Plan
- Action Plan
- Citizen Participation Plan

### □ Draft Documents Released

- 30-day Review Period – Public Comment
  - Fine-tuning documents.
    - Adjusting allocation amounts.
    - Providing additional details in Con Plan.
    - Final approval on May 6<sup>th</sup>.
-

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# 2009/10 Action Plan

- **Review of funding requests.**
    - **Eligibility**
    - **Applying various funding criteria.**
      - **HUD Regulations**
      - **Local funding policies**
    - **Scoring/Ranking**
-

---

# 2009/10 Action Plan

- **\$743,500 estimated allocation.**
    - **Program Administration Cap of 20% (\$148,700)**
  - **\$149,000 to be reallocated from Urban County CDBG funds.**
  - **Total of \$744,507 available for distribution.**
-

---

# 2009/10 Action Plan

- **\$744,507 – Total Funding Available**
    - **60% City Projects/Services \$446,704**
    - **40% CBO Projects/Services \$297,803**
  
  - **CBO Funding Requests**
    - **14 Total - \$1,046,851**
  
  - **City Funding Requests**
    - **7 Total - \$446,704**
-

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# CBO Funding Requests

## ■ 7 Projects (\$923,436)

<b>Applicant/Project</b>	<b>Amount</b>	<b>Score</b>
<b>Lodi Community Center Improvements</b>	<b>\$149,449</b>	<b>92</b>
<b>LOEL Center Kitchen Renovation</b>	<b>\$392,987</b>	<b>91</b>
<b>Hope Harbor Emergency Generator</b>	<b>\$90,000</b>	<b>88</b>
<b>Hope Harbor Roof Replacement</b>	<b>\$120,000</b>	<b>87</b>
<b>B&amp;G Club Teen Center Renovation</b>	<b>\$12,000</b>	<b>78</b>
<b>B&amp;G Club Kitchen Equipment</b>	<b>\$19,000</b>	<b>70</b>
<b>One-Eighty Teen Center Property Acquisition</b>	<b>\$140,000</b>	<b>70</b>

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# CBO Funding Requests

## ■ 7 Services (\$123,415)

<b>Applicant/Project</b>	<b>Amount</b>	<b>Score</b>
<b>SJ Fair Housing Services</b>	<b>\$24,448</b>	<b>Required</b>
<b>Second Harvest Food Bank – Food Distribution</b>	<b>\$10,000</b>	<b>96</b>
<b>Emergency Food Bank – Mobile Farmer’s Market</b>	<b>\$5,600</b>	<b>95</b>
<b>HSA - Senior Nutrition Services</b>	<b>\$43,400</b>	<b>92</b>
<b>Community Partnership – Community Training</b>	<b>\$31,515</b>	<b>85</b>
<b>Women’s Center – Domestic Violence Prevention</b>	<b>\$5,000</b>	<b>0</b>
<b>Sunhouse – Drug &amp; Alcohol Testing</b>	<b>\$3,452</b>	<b>0</b>

# CBO Funding Recommendations

## ■ Total Available (\$297,803)

<b>Applicant/Project-Service</b>	<b>Amount</b>	<b>Score</b>
<b>LOEL Center Kitchen Renovation (Project)</b>	<b>\$268,400</b>	<b>91</b>
<b>SJ Fair Housing (Service)</b>	<b>\$19,403</b>	<b>Required</b>
<b>Second Harvest Food Bank – Food Distribution (Service)</b>	<b>\$10,000</b>	<b>96</b>
<div><ul style="list-style-type: none"><li>■ <b>Lodi Community Center (92) – Suggesting CDBG-R Funding</b></li><li>■ <b>Hope Harbor Emergency Generator (88) – Suggesting alternative funding.</b></li><li>■ <b>Hope Harbor Roof Replacement (87) – Another possible candidate for CDBG-R.</b></li></ul></div>		

# City Funding Recommendations

<b>Project - Service</b>	<b>Amount</b>
<b>Alley Drainage Improvements (Project)</b>	<b>\$232,000</b>
<b>Graffiti Abatement – Private Property (Project)</b>	<b>\$40,000</b>
<b>Hale Park Playground Surface Renovation (Project)</b>	<b>\$60,000</b>
<b>Handicap Ramp Replacement – 100 W. Elm (Project)</b>	<b>\$29,824</b>
<b>Blakely Park Swing – Surface Recoating (Project)</b>	<b>\$28,000</b>
<b>Graffiti Abatement – Public Property (Service)</b>	<b>\$41,880</b>
<b>Spay/Neuter Program (Service)</b>	<b>\$15,000</b>
<ul style="list-style-type: none"><li>■ <b>Van Buskirk Playground Replacement (2010/11)</b></li><li>■ <b>Economic Development – RLF Program (2010/11)</b></li><li>■ <b>Grape Bowl</b></li><li>■ <b>Blakely Pool Restroom ADA</b></li></ul>	

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# Recommended Action

- Adopt Resolution Approving
    - Reallocation of Urban County CDBG funding;
    - Draft 2009/14 Consolidated Plan & Citizen Participation Plan;
    - Draft 2009/10 Action Plan;
      - Includes funding recommendations.
-

I-1

**Randi Johl**

**From:** Randi Johl  
**Sent:** Tuesday, March 31, 2009 11:41 AM  
**To:** 'James Jenner'  
**Cc:** City Council; Blair King; Steve Schwabauer; Jeff Hood; David ain; Bryan Noblett  
**Subject:** RE: Allocation of CDBG Funds

Thank you for your email. It was received by the City Council and appropriate department(s) for information, response and/or handling. Forwarded to the

Randi Johl, City Clerk

-----Original Message-----

From: James Jenner [mailto:oring4@yahoo.cOm]  
Sent: Tuesday, March 31, 2009 8:11 AM  
To: City Council  
Subject: Allocation of CDBG Funds

Dear Mayor and Council Members:

As a concerned citizen of the fine city of Lodi, I strongly urge y to consider  
allocating remaining money from the CDBG funds to continue low-cost spay and neuter  
programs & vouchers, in effort to minimize the numbers of cats a: dogs being euthanized  
in our community.

Lodi has been a great example to sister cities, and I hope that yo' choose to continue  
these much-needed assistance programs - otherwise in a year or two all of the progress  
we've made in the past will be undone and the numbers will increase exponentially. It is a  
certainty that people without the financial means to fix their pet will not do it without  
these programs.

Please, please, please think of the unwanted animals on the street and in the Shelter,  
dying lonely and afraid, simply because there was no assistance in helping with Spay &  
Neuter costs!

Sincerely,  
Lori Jenner

## Randi Johl

**From:** Randi Johl  
**Sent:** Monday, March 30, 2009 2:02 PM  
**To:** 'Sue Pixler'  
**cc:** Blair King; Steve Schwabauer; Jeff Hood; Bryan Noblett; David Main: City Council  
**Subject:** RE: Agenda Item 1-01: CDBG Funds Re-Allocation

Thank you for your email. It was received by the City Council and forwarded to the appropriate department(s) for information, response and/or handling.

Randi Johl, City Clerk

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**From:** Sue Pixler [<mailto:pixlers@comcast.net>]  
**Sent:** Sunday, March 29, 2009 6:28 PM  
**To:** City Council  
**cc:** thigpen  
**Subject:** Agenda Item 1-01: CDBG Funds Re-Allocation

Dear Councilmembers - This Wednesday please seriously consider allocating \$10,000 of the available CDBG funds to a feral cat trapneuterrelease program that can be run through Animal Services. If it is targeted at feral cats, you will be more effective in cutting down the problem and save money over a generally run spay and neuter program that includes owned cats and dogs. It indeed positively effects the CDBG target neighborhoods.

When the City of Berkeley went to a simple 3-step feral program, they cut the intake and killing rate at the shelter 40% within 3 years. The three steps are to stop picking up feral cats trapped by citizens, when citizens bring trapped cats to the shelter they are told that they can choose an alternative to killing them by getting them payed or neutered and returning them to their habitat, and a subsidized spay/neuter program to pay for the surgeries.

That yields 40% saving in officer costs, 40% saving in kennel cleaning costs, 40% reduction in space necessary to hold them for the state-mandated period, 40% reduction in euthanasia drugs, and 40% saving in paying the contractor that disposes of the dead animals.

Thank you for your consideration of this matter. Please feel free to contact me if you have any questions about how to run an effective feral cat program with minimal cost to the City.

**Randi Johl**

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**From:** Randi Johl  
**Sent:** Wednesday, April 01, 2009 1:11 PM  
**To:** 'Susan J. Blackston'  
**Cc:** City Council; Blair King; Steve Schwabauer; Jeff Hood; Bryan Noblett; David Main  
**Subject:** RE: April 1, 2009 -- Agenda Item 1-01

Thank you for your email. It was received by the City Council and forwarded to the appropriate department(s) for information, response and/or handling.

Randi Johl, City Clerk

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**From:** Susan J. Blackston [mailto:sblackston@elkgrovecity.org]  
**Sent:** Wednesday, April 01, 2009 12:58 PM  
**To:** Randi Johl; Susan Hitchcock; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen  
**Subject:** April 1, 2009 --Agenda Item 1-01

Lodi City Council Members:

I wish to convey my support of the recommended CDBG funding in the amount of \$15,000 for the spay/neuter program. As you know, the City Animal Shelter is disgracefully inadequate. The spay/neuter program must be continued in order to decrease the number of animals entering the facility. The out Ffunding will be offset by a decrease in services needed to care and house the animals.

Thank you for your consideration.

Respectfully submitted,  
Susan Blackston  
Lodi Animal Advisory Commission Member

# LEGAL ADVERTISEMENT

## ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING FOR APPROVAL OF THE DRAFT 2009-10  
COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN,  
CITIZEN PARTICIPATION PLAN, AND ACTION PLAN

PUBLISH (DATES): March 21, 2009

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Community Development

AFFIDAVIT & BILL TO: Community Development - CDBG  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95241

DATE: March 18, 2009

ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Division Manager



## **DECLARATION OF POSTING**

### **PUBLIC HEARING TO CONSIDER APPROVING THE DRAFT 2009/14 CONSOLIDATED PLAN AND PUBLIC PARTICIPATION PLAN, AND THE DRAFT 2009/10 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

On Friday, March 20, 2009, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider approving the Draft 2009/14 Consolidated Plan and Public Participation Plan, and the Draft 2009/10 Action Plan for the Community Development Block Grant Program (attached and marked as Exhibit A) was posted at the following locations:


Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 20, 2009, at Lodi, California.

ORDERED BY:

**RANDI JOHL  
CITY CLERK**

  
JENNIFER M. PERRIN, CMC  
ASSISTANT CITY CLERK

MARIA BECERRA  
ADMINISTRATIVE CLERK



## **DECLARATION OF MAILING**

### **PUBLIC HEARING TO CONSIDER APPROVING THE DRAFT 2009/14 CONSOLIDATED PLAN AND PUBLIC PARTICIPATION PLAN, AND THE DRAFT 2009/10 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

On March 20, 2009, in the City of Lodi, San Joaquin County, Calif United States mail, envelopes with first-class postage prepaid thereof Public Hearing to consider approving the Draft 2009/14 Consol Participation Plan, and the Draft 2009/10 Action Plan for the Comm Grant Program, attached hereto Marked Exhibit A. The mailing list for hereto, marked Exhibit B.

There is a regular daily communication by mail between the City of places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct

Executed on March 20, 2009, at Lodi, California.

ORDERED BY:

**RANDI JOHL**  
**CITY CLERK, CITY OF LODI**

ia, I deposited in the containing a Notice of ited Plan and Public ty Development Block said matter is attached

di, California, and the

**IF LODI**

  
**JENNIFER M. PERRIN, CMC**  
**ASSISTANT CITY CLERK**

**MARIA BECERRA**  
**ADMINISTRATIVE**

**.ERK**

**Dated: March 21, 2009**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, April 1, 2009**, at the hour of **7:00 p.m.**, or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

**Approval of the Draft 2009-10 Community Development Block Grant Consolidated Plan, Citizen Participation Plan, and Action Plan**

The 2009-10 fiscal year will be the City's first year receiving Community Development Block Grant (CDBG) funds as an entitlement. This requires that the City prepare a series of documents to adequately plan for the expenditure of the funds. The 2009-2014 Consolidated Plan describes the City's housing and community development needs over the next five years, and creates priorities for expending funds. The Citizen Participation Plan describes how the City will keep Lodi residents informed of matters relating to the CDBG funds. The 2009-2010 Action Plan describes the programs and activities proposed during the 2009-2010 program year with the anticipated CDBG funding of \$743,500. During the program year that begins July 1, 2009, the City plans to fund public facilities improvements, infrastructure, public services, and program administration.

The release of this notice is part of the City's activities to fulfill federal Consolidated Plan citizen participation requirements. The Action Plan must be available to the public and the City must provide reasonable access to documents.

The Consolidated Plan, Citizen Participation Plan, and Action Plan will be available for public review at the Lodi City Hall, 221 West Pine Street. The Consolidated Plan documents will also be available for public review on the City's website at [http://www.lohi.gov/community\\_development/Neighborhoods/CDBG.html](http://www.lohi.gov/community_development/Neighborhoods/CDBG.html).

Copies of the documents will be made available upon request.

The public review and comment period begins April 6, 2009 and will end May 6, 2009. The City Council will consider adoption of the Consolidated Plan documents and provide an opportunity for public comment at their May 6, 2009 meeting.

Questions regarding the Consolidated Plan documents can be directed to Joseph Wood, Neighborhood Services Division Manager, at (209) 333-6711 or [jwood@lohi.gov](mailto:jwood@lohi.gov).

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 333-6702. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Draft 2009/14 Consolidated Plan and Public Participation Plan, and the Draft 2009/10  
Action Plan Public Hearing Mailing list

**EXHIBIT B**

<b>Contact</b>	<b>Company</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Robina Asghar, Executive Director	Community Partnership for Families of San Joaquin County	PO Box 1569	Stockton	CA	95201
Tim Viall, Executive Director	Emergency Food Bank	7 W. Scotts Ave.	Stockton	CA	95203
Dan Williams, Envoy In Charge	The Salvation Army, Lodi Corps	P.O. Box 1388	Lodi	CA	95241
Wendy Moore, Deputy Director	San Joaquin County Human Services Agency	PO Box 201056	Stockton	CA	95201- 3066
Mike Mallory, Executive Director	Second Harvest Food Bank	704 E. Industrial Park Dr.	Manteca	CA	95337
Jo Ann Rimmer	SunHouse	P.O. Box 348	Lodi	CA	95241- 0348
LOEL Foundation, Inc. – LOEL Center & Gardens	Tracy Williams, President and CEO	105 S. Washington	Lodi	CA	95240
Lodi Boy's & Girl's Club	Attn: Shahnawaz Khan	P.O. Box 244	Lodi	CA	95241
Kate Macek, Development Director	Women's Center of San Joaquin County	621 N. San Joaquin St.	Stockton	CA	95202
One-Eighty Teen Center	Attn: Jake McGregor	11 W. Lockeford St.	Lodi	CA	95240